

Eugene Van Cise <eugene.vancise@lacity.org>

Re: UDC Invoices

1 message

sherri@urbandesigncenter.com <sherri@urbandesigncenter.com>
To: Eugene Van Cise <eugene.vancise@lacity.org>

Mon, May 16, 2016 at 4:57 PM

OK. Curtis from the Council Office says that he signed. I will check with CAHD.

Sherri Franklin
Urban Design Center
sherri@urbandesigncenter.com
213-447-9264
Sent from my HTC

----- Reply message -----

From: "Eugene Van Cise" <eugene.vancise@lacity.org>
To: "sherri@urbandesigncenter.com" <sherri@urbandesigncenter.com>
Subject: UDC Invoices
Date: Mon, May 16, 2016 4:20 PM

Sherri,

I know the Council District has not signed. I'm not sure about CAHD.

Eugene

On Mon, May 16, 2016 at 4:02 PM, sherri@urbandesigncenter.com <sherri@urbandesigncenter.com> wrote:

> Hello Eugene,
>
> Can you let us know if the UDC invoices have been signed by CAHD and
> Council District 9 or should we follow-up with them?
>
> Sherri Franklin
> Urban Design Center
> sherri@urbandesigncenter.com
> 213-447-9264
> Sent from my HTC
>
>



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue BID

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Thu, Oct 15, 2015 at 8:23 AM

To: "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>, Sherri Franklin <sherri@urbandesigncenter.com>

Griffin,

We need a revised MDP/ER Central Avenue that reflects the new assessment totals as soon as possible. The public hearing is only 12 days away.

Eugene Van Cise
Management Analyst II
Office of the City Clerk
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Ballots

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Fri, Oct 16, 2015 at 2:51 PM

To: Sherri Franklin <sherri@urbandesigncenter.com>

Cc: "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>, Ana Tapia <atapia@coalitionrcd.org>, Bowers Sons Cleaners Bowers Sons Cleaners <bowerssons@sbcglobal.net>, Dorothy Randle <dorothy.randle@lacity.org>

Sherri,

We now have 43 ballots.

Eugene Van Cise
Management Analyst II
Office of the City Clerk
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Ballots

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Wed, Oct 21, 2015 at 7:39 AM

To: Sherri Franklin <sherri@urbandesigncenter.com>, "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>

Sherri,

We have 44 ballots as of this morning. Do you have an ETA for the revised MDP/ER?

Eugene Van Cise
Management Analyst II
Office of the City Clerk
[213-978-1315](tel:213-978-1315)

2017 Central Avenue Historic BID Budget								
Services	2017 MDP	% of Total 2017 MDP	2016 MDP	% of Total 2016 MDP	2017 Annual Report	% of Total 2017 Annual Report	Difference in \$ vs. 2016 MDP	Difference in \$ vs. 2017 MDP
Streetscape Services	\$133,493.00	30%	\$140,732.00	33%		#VALUE!	#VALUE!	#VALUE!
Enhanced Safety	\$167,587.00	38%	\$152,576.00	36%		#VALUE!	#VALUE!	#VALUE!
Parking Demand Management	\$525.00	0%	\$10,606.00	3%		#VALUE!	#VALUE!	#VALUE!
Branding	\$46,017.00	10%	\$33,333.00	8%		#VALUE!	#VALUE!	#VALUE!
District Management	\$93,133.00	21%	\$86,555.00	20%		#VALUE!	#VALUE!	#VALUE!
Total	\$440,755.00	100%	\$423,802.00	100%	\$0.00	#VALUE!	-\$423,802.00	-\$440,755.00

Note: The BID was established for 2016 through 2020, so no 2016 APR was required.

FOR INFORMATION ONLY

City of Los Angeles
Department of Public Works
Bureau of Contract Administration
Office of Contract Compliance
1149 S. Broadway, Suite 300, Los Angeles, CA 90015
Phone: (213) 847-2625 E-mail: bca.eeoe@lacity.org

AFFIRMATIVE ACTION PLAN

The following contracts are subject to the City of Los Angeles Affirmative Action Program as required by the Los Angeles Administrative Code (LAAC) Section 10.8.4 et seq.:

- Every non-construction contract of \$100,000 or more;
- Every construction contract of \$5,000 or more.

Purpose - An affirmative action program is a management tool designed to ensure equal employment opportunity. A central premise underlying affirmative action is that, absent discrimination, over time a contractor's workforce, generally, will reflect the gender, racial and ethnic profile of the available labor pools. Therefore, as part of its affirmative action program, a contractor monitors and examines its employment decisions and compensation systems to ensure equal employment practices, and takes steps to correct underutilization of women and minorities.

Contractors are subject to all provisions contained in LAAC Section 10.8.4 et seq. which can be found at <http://bca.lacity.org>. The excerpts below are provided to serve as a starting point for satisfying these requirements:

LAAC Section 10.8.4 (B) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to their race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.

LAAC Section 10.8.4(K) The plan shall be subject to approval by the Office of Contract Compliance prior to award of the contract.

LAAC Section 10.8.4(M) The Affirmative Action Plan required to be submitted shall, without limitation as to the subject or nature of employment activity, be concerned with such employment practices as:

1. Apprenticeship where approved programs are functioning, and other on-the-job training for non-apprenticeable occupations;
2. Classroom preparation for the job when not apprenticeable;
3. Pre-apprenticeship education and preparation;
4. Upgrading training and opportunities;
5. Encouraging the use of contractors, subcontractors, and suppliers of all racial and ethnic groups, provided, however that any contract subject to this ordinance shall require the contractor, subcontractor or supplier to provide not less than the prevailing wage;
6. The entry of qualified women, minority and all other journeymen into the industry; and
7. The provision of needed supplies or job conditions to permit persons with disabilities to be employed, and minimize the impact of any disability.

LAAC Section 10.8.4(Q) All contractors subject to the provisions of the section shall include a like provision in all subcontracts awarded for work to be performed under the contract with the City and shall impose the same obligations, including but not limited to filing and reporting obligations, on the subcontractors as are applicable to the contractor.

CONTRACTOR DECLARATION

In pursuit of accomplishing the intent of the City's Affirmative Action Program, the contractor certifies and agrees to immediately implement good faith efforts, measures to recruit and employ minority, women, and other potential staff in a nondiscriminatory manner including, but not limited to, the following actions. The contractor shall:

- (a) Recruit and make efforts to obtain such employees.
- (b) Continually evaluate personnel practices to assure that hiring, upgrading, promotions, transfers, demotions and layoffs are made in a nondiscriminatory manner so as to achieve and maintain a diverse work force.
- (c) Utilize training programs and assist minority, women and other employees in locating, qualifying for and engaging in such training programs to enhance their skills and advancement.
- (d) Maintain such records as are necessary to determine compliance with equal employment and affirmative action obligations, and making such records available to City, State and Federal authorities upon request.
- (e) Said policies shall be provided to all employees, subcontractors, vendors, unions and all others with whom the contractor may become involved in fulfilling any of its contracts.

Requirements For Construction Contractors ONLY

Construction contractors are additionally subject to all provisions contained in LAAC Section 10.13 et. seq. which can be found at <http://bca.lacity.org>. As part of these provisions, construction contractors are required to:

1. Submit an **Anticipated Employment Utilization Report (AEUR)** with each new bid for purposes of effectuating this Affirmative Action Plan for the specific project. The AEUR can be found in the bid documents or at <http://bca.lacity.org>.
2. Establish a person at the management level of the contracting entity to be the Equal Employment Opportunity (EEO) Officer. Such individual must have the authority to disseminate and enforce the company's Equal Employment and Affirmative Action Policies.

NAME OF EEO OFFICER

TITLE

E-MAIL

PHONE NUMBER

By its execution hereof, the contractor accepts and submits the foregoing as its Affirmative Action Plan. I certify under penalty of perjury under the laws of the State of California that I have read and understood the foregoing requirements of LAAC Section 10.8 et seq. and agree to comply with them while under contract as set forth therein.

Executed this 24th day of March, in the year 2014 at Los Angeles, CA.
(CITY) (STATE)

S. L. Franklin Enterprises, Inc. DBA Urban Design Center 213-447-9264 sherri@urbandesigncenter.com
COMPANY NAME TELEPHONE/E-MAIL

AUTHORIZED SIGNATURE

1100 S. Hope St., Suite 103
ADDRESS

Sherri Franklin, Principal
NAME AND TITLE (TYPE OR PRINT)

Los Angeles, Los Angeles, CA, 90015
CITY, COUNTY, STATE, ZIP

**CERTIFICATION REGARDING COMPLIANCE WITH THE
AMERICANS WITH DISABILITIES ACT**

The undersigned certifies, that to the best of his/her knowledge and belief, that:

1. The Contractor/Borrower/Agency (hereafter Contractor) is in compliance with and will continue to comply with the Americans with Disabilities Act 42 U.S.C. 12101 et seq. and its implementing regulations.
2. The Contractor will provide for reasonable accommodations to allow qualified individuals with disabilities to have access to and participate in its programs, services and activities in accordance with the provisions of the Americans with Disabilities Act.
3. The Contractor will not discriminate against persons with disabilities nor against persons due to their relationship or association with a person with a disability.
4. The Contractor will require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans and cooperative Contracts) and that all subrecipients shall certify and disclose accordingly.
5. This certification is a material representation of fact upon which reliance was placed when the parties entered into this transaction.

Contract NUMBER _____

CONTRACTOR/BORROWER/AGENCY

S.L. Franklin Enterprises Inc. DBA Urban Design Center

NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

Sherris Franklin, Principal

SIGNATURE _____

DATE _____

3/24/14

Central Avenue Historic
Proposition 218 Ballot Tabulation - Official Results
October 27, 2015

Los Angeles City Clerk
Administrative Service Division
Special Assessments Section
Business Improvement District Unit

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
1	5131008013	1232 East Washington Blvd Property LLC	\$3,691.49	Not Cast	-	-	
2	5131009051	2025 S Central Ave LLC	\$7,568.90	Not Cast	-	-	
3	5114023005	3000 Central Avenue LLC	\$24,065.94	Yes	9.69641%	-	
4	5115022006	4151 South Central LLC / Rodriguez Juan A &	\$1,941.40	Not Cast	-	-	
5	5115014030	4349 4369 Central LLC	\$2,304.29	Yes	0.92842%	-	
6	5115014031	4349 4369 Central LLC	\$4,868.57	Yes	1.96160%	-	
7	5119009009	5th Street Palm LLC	\$919.85	Yes	0.37062%	-	
8	5119014009	A Place Called Home	\$484.92	Yes	0.19538%	-	
9	5119014024	A Place Called Home	\$1,903.76	Yes	0.76704%	-	
10	5119014032	A Place Called Home	\$2,469.22	Yes	0.99487%	-	
11	5128021001	A Place Called Home	\$2,560.46	Yes	1.03163%	-	
12	5114025015	AA Central LLC	\$690.08	Not Cast	-	-	Ballot not properly completed.
13	5114025037	AA Central LLC	\$1,914.66	Not Cast	-	-	Ballot not properly completed.
14	5114025038	AA Central LLC	\$346.96	Not Cast	-	-	Ballot not properly completed.
15	5131026028	Adams 935 LP	\$13,748.49	Yes	5.53940%	-	
16	5131014018	Aframian Babak Tr Et Al and Aframian Sassan	\$1,017.83	No	-	0.41009%	
17	5119005008	Aframian Sassan	\$814.58	Not Cast	-	-	
18	5119005009	Aframian Sassan	\$1,475.38	Not Cast	-	-	
19	5115027006	Ali Dora	\$1,880.83	No	-	0.75781%	
20	5114034013	Alvarado Javier & Cabrera Maria I	\$823.74	Not Cast	-	-	
21	5114010018	APB Properties LLC	\$1,463.29	No	-	0.58957%	
22	5115027003	Arsian Jean	\$1,055.83	No	-	0.42540%	
23	5115027035	Arsian Jean & Pelayo Aurora	\$1,214.19	No	-	0.48921%	
24	5115030001	Barajas David M Et Al & Maldonado David	\$2,202.57	Not Cast	-	-	
25	5119011008	Barajas Lorenzo & Maria Tr	\$876.70	Not Cast	-	-	
26	5119014021	Benjee Soleiman & Shadlian Menashe	\$484.92	Yes	0.19538%	-	
27	5119016002	Bernstein Associates Ltd	\$6,923.20	No	-	2.78943%	
28	5131026027	Bowers Horace C & Alice E Trs	\$2,915.80	Yes	1.17481%	-	
29	5131020027	Brooks Julia B Decd Estate Of	\$939.99	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
30	5128023037	Brown Bassett & Marcela Trs	\$3,778.32	Yes	1.522322%	-	
31	5114034015	Calitto Douglas & Lilian V	\$1,234.94	Not Cast	-	-	
32	5128023034	Carrillo Virginia & Carrillo Elizabeth	\$472.54	Not Cast	-	-	
33	5114019014	Central Avenue Thirty Third St Properties LLC	\$2,790.09	Not Cast	-	-	
34	5114019015	Central Avenue Thirty Third St Properties LLC	\$1,746.53	Not Cast	-	-	
35	5119001028	Central Village Retail LLC	\$20,004.53	Yes	8.06003%	-	
36	5114026017	Cervantes Miriam	\$946.87	No	-	0.38150%	
37	5114015901	City of Los Angeles	\$2,106.40	Yes	0.84869%	-	
38	5114015902	City of Los Angeles	\$113.10	Yes	0.04557%	-	
39	5114029900	City of Los Angeles	\$566.40	Yes	0.22821%	-	
40	5114029907	City of Los Angeles	\$604.40	Yes	0.24352%	-	
41	5114029908	City of Los Angeles	\$2,207.69	Yes	0.88950%	-	
42	5114029909	City of Los Angeles	\$4,761.93	Yes	1.91863%	-	
43	5115015900	City of Los Angeles	\$1,924.58	Yes	0.77543%	-	
44	5115015901	City of Los Angeles	\$1,245.32	Yes	0.50175%	-	
45	5115015902	City of Los Angeles	\$944.76	Yes	0.38065%	-	
46	5115015903	City of Los Angeles	\$1,578.72	Yes	0.63608%	-	
47	5115027900	City of Los Angeles	\$1,535.08	Yes	0.61850%	-	
48	5131021001	Coalition For Responsible Community	\$1,901.48	Not Cast	-	-	Ballot not properly completed.
49	5114018029	Continental Ice Cream Inc	\$1,120.14	Not Cast	-	-	
50	5115023005	Croom Je Taun	\$1,591.37	Not Cast	-	-	Ballot not properly completed.
51	5114030037	Doyup LLC	\$7,747.54	Not Cast	-	-	
52	5115018033	Dunbar Village LP	\$2,927.29	Yes	1.17943%	-	
53	5115018034	Dunbar Village LP	\$389.25	Yes	0.15683%	-	
54	5115018035	Dunbar Village LP	\$389.25	Yes	0.15683%	-	
55	5115018036	Dunbar Village LP	\$1,320.39	Yes	0.53200%	-	
56	5115019033	Dunbar Village LP	\$5,086.50	Yes	2.04940%	-	
57	5115019034	Dunbar Village LP	\$5,809.80	Yes	2.34083%	-	
58	5131014021	Eastsider Motel LP	\$3,444.09	Not Cast	-	-	
59	5128022044	Espinosa Manuel L & Teresa A & Espinosa	\$846.31	Not Cast	-	-	
60	5128022045	Espinosa Manuel L & Teresa A & Espinosa	\$1,060.83	Not Cast	-	-	
61	5119003002	Everspring Inc	\$699.40	Not Cast	-	-	
62	5119003003	Everspring Inc	\$699.40	Not Cast	-	-	
63	5119003004	Everspring Inc	\$699.40	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
64	5115033038	Faraj Real Estate Holdings LLC	\$5,979.73	Yes	2.40929%	-	
65	5115033039	Faraj Real Estate Holdings LLC	\$8,338.03	Yes	3.35948%	-	
66	5128021002	Felix Joe & Juna	\$1,698.99	Not Cast	-	-	
67	5131014039	Fierro Juan & Elizabeth	\$2,193.77	Not Cast	-	-	
68	5115022002	Flores Alma	\$1,301.38	No	-	0.52434%	
69	5115027036	Flores Alma	\$680.40	No	-	0.27414%	
70	5119005003	Garcia Jose L & Maria L	\$874.04	Not Cast	-	-	
71	5128022001	Gura Kathleen Co-Tr	\$1,851.98	Not Cast	-	-	
72	5129003037	Gutierrez Financial Corp	\$8,073.22	Not Cast	-	-	
73	5114010007	Halavi Shahin Tr	\$1,471.42	Not Cast	-	-	
74	5114010008	Halavi Shahin Tr	\$1,784.46	Not Cast	-	-	
75	5115023004	Halavi Shahin Tr	\$1,227.54	Not Cast	-	-	
76	5119003024	Halavi Shahin Tr	\$815.07	Not Cast	-	-	
77	5115034001	Herandez Martha P	\$1,050.62	Not Cast	-	-	
78	5115022001	Hernandez Esteban & Gomez Rosana	\$2,429.02	Not Cast	-	-	
79	5114019012	Hernandez Jesus & Socorro	\$950.24	Not Cast	-	-	
80	5114014004	Hollywood Community Housing Corporation	\$907.50	Non Vote	-	-	
81	5114014006	Hollywood Community Housing Corporation	\$1,875.10	Non Vote	-	-	
82	5115026008	Huerta Pascual and De Huerta Petra G	\$976.12	Not Cast	-	-	
83	5128023035	Hummel Gail G Tr	\$2,505.85	Yes	1.00963%	-	
84	5119014022	Hummel Gail G Tr	\$1,650.71	Yes	0.66509%	-	
85	5108028028	J & H Broadway LLC	\$2,452.49	Not Cast	-	-	
86	5131014019	Javaheri Payam	\$1,305.92	Not Cast	-	-	
87	5115025001	Jibaja Blanca & Moran Albert & Jibaja Maria O	\$1,530.08	Not Cast	-	-	
88	5114025018	Jonah Management LLC	\$930.74	No	-	0.37500%	
89	5119005005	Kamco Property LLC & Gadi Flora	\$1,531.00	Yes	0.61686%	-	
90	5115018031	KEA International LLC	\$709.69	Not Cast	-	-	Ballot not properly completed.
91	5119003023	Kian Management LLC	\$885.88	Not Cast	-	-	
92	5119005004	Kim Jum S	\$1,425.16	Not Cast	-	-	
93	5115026030	Kim Laurence & Kyong O Trs	\$2,119.02	Not Cast	-	-	
94	5114014003	King Don F Tr	\$1,700.67	Not Cast	-	-	
95	5131020001	LA Central Plaza LLC	\$3,341.69	Yes	1.34640%	-	
96	5129004906	LA Unified School District	\$323.35	Yes	0.13028%	-	
97	5129004907	LA Unified School District	\$251.19	Yes	0.10121%	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
98	5129004908	LA Unified School District	\$746.56	Yes	0.30080%	-	
99	5119016900	LACMTA	\$7,671.36	Yes	3.09087%	-	
100	5128021901	LACMTA	\$2,468.40	Yes	0.99454%	-	
101	5119003008	Lazo Rodrigo & Myriam	\$1,016.69	No	-	0.40963%	
102	5119003009	Lazo Rodrigo & Myriam	\$1,434.34	No	-	0.57791%	
103	5115014001	Lee Wangs & Eum S Trs	\$1,844.46	Not Cast	-	-	
104	5119013016	Leon Gerardo & Bertha	\$861.91	No	-	0.34727%	
105	5114010001	Lopez Ralph	\$2,000.62	Not Cast	-	-	
106	5128022002	Luong Family Property Mgmt LLC & Sun Yulan	\$807.65	Not Cast	-	-	
107	5114030002	M G M P Foothill Enterprises Inc	\$403.37	Not Cast	-	-	Ballot not properly completed.
108	5131015020	Maddox Bernice Tr	\$867.37	Not Cast	-	-	
109	5131015021	Maddox Bernice Tr	\$1,074.05	Not Cast	-	-	
110	5119011015	Maier Family LP	\$2,889.34	No	-	1.16414%	
111	5128024034	Marque Carlos & Velia	\$2,844.63	No	-	1.14613%	
112	5131009025	Martinez Florencio & Marion E	\$411.61	Yes	0.16584%	-	
113	5131009026	Martinez Florencio & Marion E	\$731.55	Yes	0.29475%	-	
114	5114033033	Masjid Bilal Islamic Center	\$7,640.11	Yes	3.07828%	-	
115	5114010017	McDonald's Corporation	\$3,458.95	Not Cast	-	-	
116	5115034029	Meyer Marlin M Tr	\$1,525.80	Not Cast	-	-	
117	5115030002	Milleno LLC	\$562.10	No	-	0.22648%	
118	5115030003	Milleno LLC	\$722.70	No	-	0.29118%	
119	5115030004	Milleno LLC	\$722.70	No	-	0.29118%	
120	5115030005	Milleno LLC	\$1,927.05	No	-	0.77643%	
121	5119005001	Mirharooni Nejaf & Shahnaz	\$2,740.88	Not Cast	-	-	
122	5119007001	Mission Evangelica Juda Inc	\$2,956.01	Not Cast	-	-	
123	5119007011	Mission Evangelica Juda Inc	\$1,322.28	Not Cast	-	-	
124	5119007012	Mission Evangelica Juda Inc	\$888.56	Not Cast	-	-	
125	5119007026	Mission Evangelica Juda Inc	\$1,136.53	Not Cast	-	-	
126	5119007027	Mission Evangelica Juda Inc	\$679.93	Not Cast	-	-	
127	5119007028	Mission Evangelica Juda Inc	\$680.40	Not Cast	-	-	
128	5119009008	Mora Properties LLC	\$1,060.60	No	-	0.42733%	
129	5115027034	Nava Jose	\$954.20	No	-	0.38446%	
130	5131015019	Ocegueda Daniel E	\$2,356.38	No	-	0.94941%	
131	5114034014	Olarie Matilde	\$718.40	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
132	5115022003	Operation Bootstrap Inc	\$1,523.89	Not Cast	-	-	
133	5115025005	Oronoz Ruben	\$3,166.52	No	-	1.27582%	
134	5114026018	Osorio Jorge A & Sevillano Ana G	\$1,260.47	Not Cast	-	-	
135	5114018014	Pakravan Ali M Tr & Sahabi Mansour	\$1,484.40	Not Cast	-	-	
136	5119013017	Palmas Maria E	\$1,091.69	No	-	0.43985%	
137	5119013018	Palmas Maria E	\$789.01	No	-	0.31790%	
138	5119013019	Palmas Maria E	\$1,154.91	No	-	0.46532%	
139	5114019011	Park Yeon J	\$2,422.60	Not Cast	-	-	
140	5119013015	Patterson Shakiri S	\$1,823.30	Not Cast	-	-	
141	5119009004	People's Union LLC	\$2,771.80	Yes	1.11679%	-	
142	5119009006	People's Union LLC	\$1,791.60	Yes	0.72185%	-	
143	5119009013	People's Union LLC	\$1,600.47	Yes	0.64485%	-	
144	5114025017	Perez Everardo P & Martha A	\$1,045.65	Yes	0.42130%	-	
145	5131008014	Plata Investments	\$1,231.80	Not Cast	-	-	
146	5119014008	Ramirez Alberto & Yolanda M	\$665.72	Not Cast	-	-	
147	5114034012	Reyes Alfredo Et Al & Reyes Enrique A	\$2,800.33	Not Cast	-	-	
148	5115022004	Reyes Luis E	\$858.43	Not Cast	-	-	
149	5115022005	Reyes Luis E	\$446.53	Not Cast	-	-	
150	5115018005	Rios Francisco & Maria	\$578.25	Not Cast	-	-	
151	5114025039	Rittenhouse LP	\$897.92	Yes	0.36178%	-	
152	5114026041	Rittenhouse LP	\$9,893.61	Yes	3.98623%	-	
153	5119011019	Roberta Stephens Villas Preservation LP	\$3,166.26	Not Cast	-	-	
154	5128024037	Roberta Stephens Villas Preservation LP	\$5,046.82	Not Cast	-	-	
155	5131015022	Rofael Enas	\$1,585.55	Not Cast	-	-	
156	5115026031	Romero Maria A Tr	\$1,242.61	Not Cast	-	-	
157	5114018030	Roozafzal Hassan Co-Tr Et Al & Pakravan Ali M	\$4,165.35	Not Cast	-	-	
158	5114018031	Roozafzal Hassan Co-Tr Et Al & Pakravan Ali M	\$850.50	Not Cast	-	-	
159	5114022001	Saba LLC	\$1,172.07	No	-	0.47224%	
160	5114030001	Saenz Catalina & Milian Oscar	\$440.46	Not Cast	-	-	
161	5114025016	Saldana Jorge E & Iliana	\$803.48	Not Cast	-	-	
162	5114010003	Sanapana Property LLC & Kay Center Inc	\$1,171.09	No	-	0.47184%	
163	5119011009	Sanchez Hector & Sanchez Juan & Adriana	\$944.62	Not Cast	-	-	Ballot not properly completed.
164	5131021028	SB Community Homes Inc	\$4,400.98	Yes	1.77320%	-	
165	5128022033	Seidenthal Constance	\$779.64	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
166	5115023001	Shaolian Menashe & Benjee Soleiman	\$1,640.76	Not Cast	-	-	
167	5115023028	Shaolian Menashe & Benjee Soleiman	\$1,296.50	Yes	0.52237%	-	
168	5114018016	Shitavany Ray R Tr	\$2,503.30	No	-	1.00860%	
169	5115018007	Smith Alfred E Sr Tr	\$1,768.31	Yes	0.71247%	-	
170	5119009010	Solis Sergio T & Angela O Tr	\$1,258.10	Not Cast	-	-	
171	5107001001	Tang Welley & Ung Kealy	\$1,315.16	Not Cast	-	-	
172	5114010016	Ten 10 Central Avenue Villa L P	\$3,313.10	Non Vote	-	-	
173	5114015044	The Roman Catholic Archbishop of Los Angeles	\$5,534.42	No	-	2.22987%	
174	5115023002	Torkian Parviz & Mina M Trs	\$1,625.70	Not Cast	-	-	Ballot not properly completed.
175	5119005002	Torres Eloisa	\$999.03	Not Cast	-	-	
176	5115034028	Urban Environments Kearny Group	\$8,065.79	Yes	3.24979%	-	
177	5115025039	VJPL Incorporated	\$2,835.50	Not Cast	-	-	
178	5114034016	Vora LLC	\$2,773.20	Not Cast	-	-	
179	5131014020	Wang Gerald & Diane	\$901.71	Not Cast	-	-	
180	5114014001	Washington James Tr Et Al & Shaw Angela	\$1,082.75	Not Cast	-	-	
181	5119009012	Wesley Edric & Karen	\$914.74	Not Cast	-	-	
182	5115026032	Westland Industries Inc	\$2,506.95	Yes	1.01008%	-	
183	5119013020	Yaghoubi Ehsan Co-Tr / Yaghoubi Farhad &	\$2,443.99	Not Cast	-	-	
184	5131008015	Yaghoubi Farhad & Sefaradi Elham	\$1,974.78	Not Cast	-	-	
185	5131020028	Yaghoubi Farhad & Sefaradi Elham	\$533.64	Not Cast	-	-	
186	5131020029	Yaghoubi Farhad & Sefaradi Elham	\$882.72	Not Cast	-	-	
187	5114019013	Yantabulous LLC	\$1,544.81	Yes	0.62242%	-	
188	5119003001	ZAX Properties LLC	\$1,648.71	No	-	0.66428%	
TOTALS			\$417,923.28	\$248,194.38	78.64620%	21.35380%	
		130 PROPERTY OWNERS			\$195,195.46	\$52,998.92	

	NON VOTE	YES	NO	TOTAL
# of ballots:	2	28	24	54
# of parcels:	3	56	31	90



New Business Registration Application Confirmation Letter

This is a confirmation receipt for your submitted Application for Tax Registration Certificate. **Please do not register your business more than once, for any reason.**

Transaction Information:

Your Application for Tax Registration Certificate was submitted and received on 01/22/2016.

The confirmation number for this transaction is **R293709601222016**.

Account Information:

Business Account Number: 0002882413

Legal Name: CENTRAL AVENUE HISTORIC BUSINESS IMPROVEMENT DISTRICT

Address: 4301 CENTRAL AVENUE
LOS ANGELES, CA 90011

Next Steps:

Please review entire section before clicking on any links.

- You will receive your original Tax Registration Certificate, issued by the Director of Finance, in the mail. The process can take up to 4 weeks.
- Please replace the temporary certificate posted at your business location with the original certificate once it is received.
- Whenever you contact the Office of Finance, always provide your business account number.
- If this application is not timely or your business started in a prior year, our computer system will open a case to collect any outstanding liability or missing information. Please do not be alarmed. This is the method used by the Office of Finance to track and collect unpaid taxes.

If you need further assistance you can e-mail us at Finance.CustomerService@lacity.org or call 1-844-663-4411 during weekday business hours.

[City of LA](#) | [Finance Home](#) | [Finance Online Taxpayer Services](#) | [Finance Business Registration](#) | [Internet Payment Policies](#)

CITY OF LOS ANGELES

ANTOINETTE CRISTOVALE
DIRECTOR OF FINANCE
CITY TREASURER

CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF FINANCE
200 N. SPRING STREET
CITY HALL
ROOM 101
LOS ANGELES, CA 90012
(844) 663-4411
FAX (213) 978-1548

BUSINESS TAX AND/OR CARNIVAL POLICE PERMIT EXEMPTION APPLICATION LAMC CHAPTER 2 & 10

Date 2/3/16

1. Name of Organization: Central Avenue Historic Business Improvement

2. Mailing address: 4301 Central Avenue, Los Angeles, CA 90011

3. Applicant is: ☐ A Charitable Organization or ☐ A Religious Organization

4. Applicant is: ☒ A Corporation or ☐ An Association, Society or Trust,
organized and existing under the laws of the State of California

5. Describe business or activity in detail for which exemption is requested: (if additional space is required, attach a separate sheet)
Support the efforts of the government of the City of Los Angeles through the operation of the Central Avenue Historic District Business Improvement District (BID) to revitalize the community through beautification of public areas, promotion of public safety, organization of educational and cultural events, and stimulation of community improvement.

6. Business Tax Classification involved (to be completed by Office of Finance): _____

7. Location of business or activity for which exemption is requested:
4301 Central Avenue, Los Angeles, CA 90011

8. Starting date of business in the City of Los Angeles or dates of events: 7/17/2015
MM/DD/YYYY MM/DD/YYYY

9. Proceeds from this business or activity are to be used for the following purpose:
This corporation's assets are irrevocably dedicated to charitable and public purposes. No part of the net earnings, properties, or assets of the corporation, on dissolution or otherwise, shall inure to the benefit of any private person or individual, or to any director or officer of the corporation.

10. Attached hereto or on file with the Office of Finance:

☒ Internal Revenue Service Tax Exemption Letter (877-829-5500)
and / or

☐ State of California Franchise Tax Exemption Letter (800-852-5711)

If the current name of your organization has changed since the IRS or State Franchise Tax Exempt Letters were provided, you must submit copies of the Articles of Incorporation, and amended Articles of Incorporation showing the current name of the organization.

11. Exemption is requested from payment of: ☒ Business Tax ☐ Carnival Police Permit Fees

SIGNED TITLE Secretary, Central Ave Historic District
ADDRESS 3101 S. Grand Ave Los Angeles 90007 TELEPHONE (213) 743 - 6193 312

By completing this form and submitting it to the Office of Finance in an electronic format, such as email, you agree that the submitted form has the same legal effect, validity and enforceability of a form submitted to us via US mail or in person. You also agree that the aforementioned form legally represents a document sent by you or your legal representative.

**INSTRUCTIONS FOR FILING APPLICATION FOR
EXEMPTION OF THE LOS ANGELES CITY BUSINESS TAX
OR CARNIVAL POLICE PERMIT FEES**

1. Applications for exemption must be filed on forms provided by the Office of Finance, and must be filed in the legal name of the applicant (if an LLC or a corporation, use the same legal name filed with the California Secretary of State)
2. Items 1 through 11 must be completed.
3. Item 5 – Provide a detailed description of all business activities for which the exemption is requested. If necessary, please attach a separate sheet to describe all activities.
4. Item 6 – Business Tax Classification Involved – This will be determined by this office based on the response to item 5.
5. Item 10 – One copy of the following document(s) is/are required to support your application for exemption:
 - Internal Revenue Service 501 Tax Exemption Letter*, (877-829-5500)
 - and/or**
 - State of California Franchise Tax Board 23701d Exemption Letter, (800-852-5711)
6. The Office of Finance will review all documents upon receipt to determine whether the organization is exempt from the Business Tax or Carnival Police Permit Fee**. Please mail all the requested documentation to the following address:

**OFFICE OF FINANCE
TAX EXEMPTION UNIT
P.O. BOX 53233
LOS ANGELES, CA 90053-0233**

Further questions regarding this matter may be directed to the Office of Finance at (844) 663-4411.

* If you are included in a group exemption, please have the head organization confirm your affiliation and in addition, send their IRS exemption letter.

** Note: The requested documentation must be submitted before the exemption request can be considered.

NOTES

Central Ave BID Mtg Minutes- 10/22/14

To: All Members of BID Committee; CRCD Staff

From: Gustavo De Haro, CRCD Staff

Re: Central Ave BID Committee Minutes 10/22/14

Agenda Outline:

- Committee Introductions - (Cecilia Ngo, CRCD)
 - Non-Profit Formation for Central Ave BID - (Dalila Sotelo, The Sotelo Group)
 - Mission
 - Vision
 - Board of Directors
 - Next Meeting Date & Agenda Preview - (Dalila Sotelo, The Sotelo Group)
-

1. Introductions: (Cecilia Ngo, CRCD)

Members of the committee introduced themselves and a sign in sheet was passed around. Members of the committee briefly reviewed the agenda for the meeting and the minutes from the previous meeting 10/1/14. No additional items were added to the agenda and no amendments were made to the previous meeting minutes. The meeting proceeded as planned.

2. Mission + Vision + Board of Directors Formation: (Dalila Sotelo, The Sotelo Group)

Background: As the steering committee moves closer to forming the Central Ave BID, it must begin to prepare forming an independent non-profit organization to be the operating entity of the Central Ave BID. The committee must begin to formulate a mission statement, a vision statement and criteria for forming a governing board of directors.

Handouts given to committee:

1. Example Vision statement for Central Ave. Historic District
2. Example list of priorities for Central Ave. Business Association

Vision Statement Summary Discussion:

The discussion began with a proposal to clarify the process by which the group would begin forming a vision and mission statement. The group agreed to first review an example of a vision statement and then develop a list of priorities that the vision and mission statement would embody. It was determined that once the group identified a list of priorities, a draft vision statement would be developed and presented to the group for revision and adoption. It was further noted that the group would first begin with forming the priorities for the vision statement and then allow that list to inform the development of the mission statement.

Note: Minutes are not verbatim and only intended to provide a summary record.

The discussion for the vision statement began by posing the following question to the members of the committee: “What is your vision for Central Ave?” Members of the committee responded with the following list of priorities.

Priorities for Vision of Central Ave. BID

- Pedestrian friendly
- A cultural tourist destination
 - Festivals, events, museums, food
- An attractive and beautiful space
- A restaurant/entertainment corridor
 - Discussion by the committee on this priority centered on determining limits to focusing on entertainment and to avoid making the place feel unauthentic like another “Disneyland”. The committee wished to recognize that the history of Central Avenue does incorporate Jazz entertainment. However, the group would like to strike a balance between celebrating the historical entertainment found in the area with an authentic community, cultural, and small business focus.
- A place with parking
 - Discussion on this item centered on providing parking solutions recognizing the importance of parking to this community and the varying interests and needs of businesses, community, residents, and renters. Additionally it was noted that parking solutions would serve as an incentive to attract partner developers to investing in the area. The group also envisioned diagonal parking used to slow down traffic and potentially work with the city to remove the highway designation of Central Ave.
- A transportation access point
 - The committee expressed a vision for improved access to various modes of public transit available along Central Ave.
- A safe space
 - The committee envisioned “community safety ambassadors” (CSA) to be located along Central Ave to improve safety and to establish a visible presence for the Central Ave BID.
- A hub for arts/murals
 - The committee envisioned public arts as a form of telling the story of Central Ave
- Intergenerational & intercultural space
 - The group envisioned the Central Ave to be a space for all generations to use. However, members of the committee held youth as a very important demographic that the Central Ave. BID would like to serve.

Note: Members of the committee expressed concern about avoiding becoming unauthentic like Abbot Kinney or the Santa Monica Promenade. “WE WANT TO BE A BID WITH HEART!” The committee re-emphasized the importance of avoiding gentrification and maintaining Central Ave as an authentic place that “combines the past with the present and looks to the future.”

Action: The committee members finished the exercise and recognized the multiple layers and aspects of the vision. The list will be used to develop a draft vision statement for further revision and approval.

Note: Minutes are not verbatim and only intended to provide a summary record.

Mission Statement Summary Discussion:

The committee discussed developing the mission statement by listing key concepts that can be taken together to tell the story of the Central Ave BID. The committee expressed its interest in developing a mission that “honors the past, supports the present, and looks towards the future.” Taking a closer look at stakeholders and goals the committee developed the following list of concepts to guide the formation of the Central Ave BID mission statement.

Concepts to guide Central Ave. mission statement:

- Honoring the history of Central Ave
- Preserving culture
- Neighborhood investment
- Small business character
- Place for all
- Intergenerational
- Intercultural
- Balanced retail
 - Retail that is “responsible and respectful to the neighborhood”
- Mixed use
- Public green space = parks, trees, public seating
- Economic opportunity integration
 - Local hire, new employment, vocational development, etc.
- Public gathering space
- Sustainable
- Pet friendly
- Bike friendly

Action: The list will be used in conjunction with the vision priorities to develop a draft mission statement for further revision and approval.

Note: Minutes are not verbatim and only intended to provide a summary record.

Board of Directors Summary Discussion:

The committee discussed criteria for forming a governing board of directors for the Central Ave BID. Included in this discussion was the question of how many members the board would select as well as the possibility of having staggered terms and adding advisory board members. The committee agreed that board membership should take place through an election and that the board should have at least 10 to 12 members with staggered terms. Additionally the committee identified criteria for two board positions to be members of the original steering committee. The group composed the following additional criteria to begin formulating a structure for the governing board of the Central Ave BID.

Criteria for Central Ave BID Board of Directors:

- Property owners
- Small business owners
- Large business owners
- Non profits
 - Education
 - Housing
 - Medical
 - Youth development
 - Arts
- Home owners (advisory)
- Original steering committee member (x2)
- CABA member
- Security
- Council office (advisory)
- Youth member (advisory)

Action: The list will be used to develop a draft of expanded criteria and a structure for the board of directors for further revision and approval.

4: Next Mtg. & Agenda Preview: (Dalila Sotelo, The Sotelo Group)

Background: The committee will return to its regular scheduled meeting time on the first Wednesday of the month at 10am. In preparation for the next meeting the committee discussed which agenda items will be visited in effort to move forward with the BID formation process.

Note: Minutes are not verbatim and only intended to provide a summary record.

Next BID Meeting: 10am – 12pm Wednesday Nov 5th 2014

Location: Council District 9 Office 4301 S. Central Ave LA

Agenda Preview Next Mtg:

- Reviewing draft language for mission, vision, board criteria
- Review themes with specific 5 year goal + objectives + timeline
- Updates on program element + org entity+ management plan + budget

Note: Minutes are not verbatim and only intended to provide a summary record.



Eugene Van Cise <eugene.vancise@lacity.org>

[Update] Central Avenue BID

1 message

eugene.vancise@lacity.org <eugene.vancise@lacity.org>

Tue, Apr 7, 2015 at 9:44 AM

Reply-To: "eugene.vancise@lacity.org" <eugene.vancise@lacity.org>

To: "miranda.paster@lacity.org" <miranda.paster@lacity.org>, "griffin@urbandesigncenter.com"

<griffin@urbandesigncenter.com>, "sherri@urbandesigncenter.com" <sherri@urbandesigncenter.com>,

"rosemary.hinkson@lacity.org" <rosemary.hinkson@lacity.org>, "eugene.vancise@lacity.org" <eugene.vancise@lacity.org>

Cc: rosemary.hinkson@lacity.org, sherri@urbandesigncenter.com, miranda.paster@lacity.org, griffin@urbandesigncenter.com

Meeting to discuss Central Avenue BID MDP/ER

Central Avenue BID

When Tue Apr 7, 2015 2pm – 3pm Pacific Time

Who • Eugene Van Cise - organizer

Eugene Van Cise <eugene.vancise@lacity.org>

BID Consortium Meetings

1 message

sherri@urbandesigncenter.com <sherri@urbandesigncenter.com>

Mon, Oct 17, 2016 at 5:24 PM

To: Miranda Paster <miranda.paster@lacity.org>, Eugene Van Cise <eugene.vancise@lacity.org>

Cc: Vivian Bowers <bowerssons@sbcglobal.net>, Jonathan Zeichner <jonathan@apch.org>, Dani Shaker <danishaker@gmail.com>, Grant Sunoo <gsunoo@coalitionrca.org>, "Griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>, bid@centralavenuehistoricaldistrict.org, "Juan \\\\"Carlos\\\\" Ramirez" <juancramirez20241@gmail.com>

Hello Miranda and Eugene,

Please let us know the date and time for the next BID consortium meeting so that CAHD can be sure to send a representative. Thank you!

Sherri Franklin
Urban Design Center
sherri@urbandesigncenter.com
213-447-9264
Sent from my HTC

Eugene Van Cise <eugene.vancise@lacity.org>

BID Petition Template

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Thu, Apr 23, 2015 at 11:46 AM

To: Sherri Franklin <sherri@urbandesigncenter.com>, "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>

Sherri,

Attached is a petition template.

You will need to fill in the following information:

1. The Legal Owner name.
2. The property information in the table at the top of the page. This table can be expanded by inserting an additional row for each APN owned by the same owner. It is okay to have a petition with multiple pages.
3. The mailing address for the BID at the bottom of the page.

The property owner (or their authorized representative) needs to check the YES box and fill in the remaining fields. It is important that they fill in all of the fields and sign the petition in BOTH places that a signature is required, or their petition may be rejected.

The completed petitions need to be scanned and emailed by the consultant to Dennis Rader (dennis.rader@lacity.org). The consultant will retain the original petitions. You may email completed petitions in batches if you like, but you should email petitions to Dennis each day you collect any instead of holding on to them, so that Dennis has time to verify them.

Please contact me if you should have any questions. Happy hunting.

Eugene Van Cise
Management Analyst
Office of the City Clerk
[213-978-1315](tel:213-978-1315)

**Petition Template.doc**

35K



Eugene Van Cise <eugene.vancise@lacity.org>

Brown Act Training

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Mon, Nov 16, 2015 at 2:55 PM

To: Bowers Sons Cleaners Bowers Sons Cleaners <bowerssons@sbcglobal.net>

Cc: Sherri Franklin <sherri@urbandesigncenter.com>

Vivian,

We are conducting Brown Act training for another newly established BID this Wednesday at City Hall at 10 am. Will you or any of your Board members be able to attend? If not, please let me know when you would be available for this training. Thanks.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

(213) 978-1315

Eugene Van Cise <eugene.vancise@lacity.org>

Central Ave BID - Meeting Tomorrow

1 message

griffin@urbandesigncenter.com <griffin@urbandesigncenter.com>

Tue, Jan 27, 2015 at 12:31 PM

Reply-To: "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>

To: Cecilia Ngo <cngo@coalitionrcd.org>, Sherri Franklin <sherri@urbandesigncenter.com>

Cc: Curtis Earnest <curtis.earnest@lacity.org>, "central@urbandesigncenter.com" <central@urbandesigncenter.com>, Dorothy Randle <dorothy.randle@lacity.org>, Steven Hernandez <hsteven95@ymail.com>, JZ Appointments <jzappointments@apch.org>, Clent Bowers <clentbowers@gmail.com>, Johnny Andrade <jandrade@coalitionrcd.org>, Priscilla Al uqdah <femology@gmail.com>, Noreen <nmccclendon@sbcglobal.net>, James Westbrook <james.westbrooks@lacity.org>, Ken Orduna <cheifko5@aol.com>, Eugene Van Cise <eugene.vancise@lacity.org>, Ed Henning <mred2@earthlink.net>, James Daugherty <james@urbandesigncenter.com>, Miranda Paster <miranda.paster@lacity.org>, Jonathan Zeichner <jonathan@apch.org>, urbandesigncenter <urbandesigncenter@icloud.com>, Grant Sunoo <gsunoo@coalitionrcd.org>, Dani Shaker <Danishaker@gmail.com>, Bonnie Hayslett <bhayslett@earthlink.net>, Clentie@aol.com, Vivian <bowerssons@sbcglobal.net>, Alizib@aol.com

Cecilia,

There has been a question about whether there will parking available on the adjacent lot for tomorrow's Central Ave BID meeting.

Thank you,
Griffin

On January 26, 2015 at 10:48 AM Cecilia Ngo <cngo@coalitionrcd.org> wrote:

Great, I've reserved the CRCD Conference room to be used since we won't be able to use the Council Office due to Zumba.

4221 South Central Avenue, Los Angeles, CA 90011. Street Parking.

Sherri and Griffin, can you make note of this change in location in the mass emails you send out?

Thanks!

On Fri, Jan 23, 2015 at 1:45 PM, Sherri Franklin <sherri@urbandesigncenter.com> wrote:

Great, looks like we will have a 9:30 am meeting on the 28th and on Feb 4th.

Sherri

Sent from my HTC

----- Reply message -----

From: "Vivian" <bowerssons@sbcglobal.net>

To: "Cecilia Ngo" <cngo@coalitionrcd.org>, <Clentie@aol.com>

Cc: "Sherri Franklin" <sherri@urbandesigncenter.com>, "Jonathan Zeichner" <jonathan@apch.org>, "Griffin Wright" <griffin@urbandesigncenter.com>, "Clent Bowers" <clentbowers@gmail.com>, "Bonnie Hayslett" <bhayslett@earthlink.net>, "Kenneth Orduna" <cheifko5@aol.com>, "Priscilla Al uqdah" <femology@gmail.com>, "Steven Hernandez" <hsteven95@ymail.com>, "Noreen McClendon" <nmccclendon@sbcglobal.net>, "James Westbrook" <james.westbrooks@lacity.org>, "dorothy randle" <dorothy.randle@lacity.org>, "Curtis Earnest" <curtis.earnest@lacity.org>, "Dani Shaker" <Danishaker@gmail.com>, "Grant Sunoo" <gsunoo@coalitionrcd.org>, "Johnny Andrade" <jandrade@coalitionrcd.org>, "Miranda Paster" <miranda.paster@lacity.org>, "Eugene Van Cise" <eugene.vancise@lacity.org>,

"Henning, Ed" <mred2@earthlink.net>, "james@urbandesigndesigncenter.com" <james@urbandesigndesigncenter.com>, "Rader, Dennis" <dennis.rader@lacity.org>, "Yegparian, Garen" <garen.yegparian@lacity.org>, "central@urbandesigndesigncenter.com" <central@urbandesigndesigncenter.com>, "urbandesigndesigncenter" <urbandesigndesigncenter@icloud.com>, "JZ Appointments" <jzappointments@apch.org>
Subject: Central Ave BID - Tomorrow's Meeting Postponed - Assessment Formula
Date: Fri, Jan 23, 2015 12:21 PM

9:30 works for me

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

<div>----- Original message -----</div><div>From: Cecilia Ngo <cngo@coalitionrcd.org>
</div><div>Date: 01/23/2015 11:57 AM (GMT-08:00) </div><div>To: Clentie@aol.com </div><div>Cc: Sherri Franklin <sherri@urbandesigndesigncenter.com>, Jonathan Zeichner <jonathan@apch.org>, Griffin Wright <griffin@urbandesigndesigncenter.com>, Bowers Sons Cleaners Bowers Sons Cleaners <bowerssons@sbcglobal.net>, Clent Bowers <clentbowers@gmail.com>, Bonnie Hayslett <bhayslett@earthlink.net>, Kenneth Orduna <cheifko5@aol.com>, Priscilla Al uqdah <femology@gmail.com>, Steven Hernandez <hsteven95@ymail.com>, Noreen McClendon <nmcclendon@sbcglobal.net>, James Westbrook <james.westbrook@lacity.org>, dorothy randle <dorothy.randle@lacity.org>, Curtis Earnest <curtis.earnest@lacity.org>, Dani Shaker <Danishaker@gmail.com>, Grant Sunoo <gsunoo@coalitionrcd.org>, Johnny Andrade <jandrade@coalitionrcd.org>, Miranda Paster <miranda.paster@lacity.org>, Eugene Van Cise <eugene.vancise@lacity.org>, "Henning, Ed" <mred2@earthlink.net>, james@urbandesigndesigncenter.com, "Rader, Dennis" <dennis.rader@lacity.org>, "Yegparian, Garen" <garen.yegparian@lacity.org>, central@urbandesigndesigncenter.com, urbandesigncenter <urbandesigndesigncenter@icloud.com>, JZ Appointments <jzappointments@apch.org> </div><div>Subject: Re: Central Ave BID - Tomorrow's Meeting Postponed - Assessment Formula </div><div></div>Hi folks,

I'm free to meet both days as well. For the 28th, I can do either conference call or meet in person. Can we push the meetings to 9:30am instead of 10am per Jonathan's request? That actually works better for me too.

We'll need to find a new meeting location b/c of Zumba at the Council Office but CRCD's offices are available.

Cecilia

On Fri, Jan 23, 2015 at 9:16 AM, <Clentie@aol.com> wrote:
Prefer to meet both 28th and 4th.

Thank you

In a message dated 1/22/2015 3:33:21 P.M. Pacific Standard Time, sherri@urbandesigndesigncenter.com writes:

We can conference call on the 28th and meet on the 4th.

We plan to send the DRAFT Management Plan Monday morning or tomorrow so we can discuss on the 28th.

Ed will have a formula for you to review and so we can also discuss on the 28th.

Need to nominate officers. Dalila is sending nomination forms and information in the process. This can happen on the 4th.

Sherri

Sent from my HTC

----- Reply message -----

From: "Jonathan Zeichner" <jonathan@apch.org>
To: "Cecilia Ngo" <cngo@coalitionrcd.org>

Cc: "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>, "bowerssons@sbcglobal.net" <bowerssons@sbcglobal.net>, "clentbowers@gmail.com" <clentbowers@gmail.com>, "clentie@aol.com" <clentie@aol.com>, "bhayslett@earthlink.net" <bhayslett@earthlink.net>, "cheifko5@aol.com" <cheifko5@aol.com>, "femology@gmail.com" <femology@gmail.com>, "hsteven95@ymail.com" <hsteven95@ymail.com>, "nmccclendon@sbcglobal.net" <nmccclendon@sbcglobal.net>, "james.westbrooks@lacity.org" <james.westbrooks@lacity.org>, "dorothy.randle@lacity.org" <dorothy.randle@lacity.org>, "curtis.earnest@lacity.org" <curtis.earnest@lacity.org>, "Danishaker@gmail.com" <Danishaker@gmail.com>, "gsunoo@coalitionrcd.org" <gsunoo@coalitionrcd.org>, "jandrade@coalitionrcd.org" <jandrade@coalitionrcd.org>, "miranda.paster@lacity.org" <miranda.paster@lacity.org>, "eugene.vancise@lacity.org" <eugene.vancise@lacity.org>, "mred2@earthlink.net" <mred2@earthlink.net>, "sherri@urbandesigncenter.com" <sherri@urbandesigncenter.com>, "james@urbandesigncenter.com" <james@urbandesigncenter.com>, "Rader, Dennis" <dennis.rade

--

Cecilia Ngo | Assistant Project Manager

Coalition for Responsible Community Development (CRCD)

| 3101 South Grand Avenue, Los Angeles, CA 90007

Please note my new office number:

○ 213.743.6193 x351 ○ 714.987.0117 | cngo@coalitionrcd.org | coalitionrcd.org

Central Avenue Business Association (CABA): centralaba.org

CRCD Enterprises: crcdent.com

Central Avenue Business Improvement District: <http://www.centralavenuehistoricdistrict.org/>

Griffin Wright
Project Manager

Urban Design Center

1100 S. Hope St., Ste. 103

Los Angeles, CA 90015

griffin@urbandesigncenter.com

213-448-2198



Eugene Van Cise <eugene.vancise@lacity.org>

Central Ave BID - Sample Mission Statement

1 message

Dalila Sotelo <Dalila@thesotelogroup.co>

Tue, Nov 4, 2014 at 11:37 PM

Cc: Cecilia Ngo <cngo@coalitionrcd.org>, James Westbrook <James.Westbrooks@lacity.org>, central <central@urbandesigncenter.com>, Dorothy Randle <dorothy.randle@lacity.org>, Grant Sunoo <gsunoo@coalitionrcd.org>, Johnny Andrade <jandrade@coalitionrcd.org>, "femology@gmail.com" <femology@gmail.com>, "bhayslett@earthlink.net" <bhayslett@earthlink.net>, "bowerssons@sbcglobal.net" <bowerssons@sbcglobal.net>, "clentie@aol.com" <clentie@aol.com>, "jackfriedman@juno.com" <jackfriedman@juno.com>, "jonathan@apch.org" <jonathan@apch.org>, "cheifko5@aol.com" <cheifko5@aol.com>, "hsteven95@ymail.com" <hsteven95@ymail.com>, "mred2@earthlink.net" <mred2@earthlink.net>, "urbandesigncenter@icloud.com" <urbandesigncenter@icloud.com>, Eugene Van Cise <Eugene.VanCise@lacity.org>, "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>, "Sherri Franklin (sherri@urbandesigncenter.com)" <sherri@urbandesigncenter.com>

Dear Team

Attached please find the meeting notes (thanks to Gustavo!!!) from our very productive meeting. I have also attached a two page summary document with a PROPOSED mission statement as well as some other samples and a summary of goals that we discussed at our meeting.

I will not be able to join you on Wednesday but am hopeful that you will review the PROPOSED mission statement so we can finalize it.

Thanks,

Dalila Sotelo

2 attachments

**Central Ave BID MINUTES_10_22_14 - Mission, Vision, Board.pdf**

469K

**Sample Vision Statement for Discussion.pdf**

433K



Eugene Van Cise <eugene.vancise@lacity.org>

Central Ave. BID MDP

1 message

griffin@urbandesigncenter.com <griffin@urbandesigncenter.com>

Tue, Mar 24, 2015 at 10:13 AM

Reply-To: "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>

To: "Paster, Miranda" <miranda.paster@lacity.org>, "Van Cise, Eugene" <eugene.vancise@lacity.org>

Cc: "Franklin, Sherri" <sherri@urbandesigncenter.com>, "Yegparian, Garen" <garen.yegparian@lacity.org>

Good Morning Miranda and Eugene,

I have made most of the edits to the Central Ave BID MDP based on Eugene and Rosemary's comments on Friday. However I am working with Garen to finalize the data for a couple parcel in the parcel roll. The parcel roll data then has to be incorporated into the MDP and the engineer's report.

We will try to get you the updated report by today.

Thank you,
Griffin

Griffin Wright
Project Manager
Urban Design Center
1100 S. Hope St., Ste. 103
Los Angeles, CA 90015
griffin@urbandesigncenter.com
213-448-2198



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Ballots

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Tue, Oct 13, 2015 at 4:04 PM

To: Sherri Franklin <sherri@urbandesigncenter.com>, "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>

Cc: Dorothy Randle <dorothy.randle@lacity.org>, Ana Tapia <atapia@coalitionrcd.org>, Bowers Sons Cleaners Bowers Sons Cleaners <bowerssons@sbcglobal.net>

Sherri,

We now have 40 ballots.

Eugene Van Cise
Management Analyst II
Office of the City Clerk
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Ballots

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Fri, Oct 16, 2015 at 2:51 PM

To: Sherri Franklin <sherri@urbandesigncenter.com>

Cc: "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>, Ana Tapia <atapia@coalitionrcd.org>, Bowers Sons Cleaners Bowers Sons Cleaners <bowerssons@sbcglobal.net>, Dorothy Randle <dorothy.randle@lacity.org>

Sherri,

We now have 43 ballots.

Eugene Van Cise
Management Analyst II
Office of the City Clerk
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Ballots

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Mon, Oct 26, 2015 at 9:54 AM

To: Sherri Franklin <sherri@urbandesigncenter.com>

Cc: "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>, Bowers Sons Cleaners Bowers Sons Cleaners <bowerssons@sbcglobal.net>, Ana Tapia <atapia@coalitionrcd.org>, Dorothy Randle <dorothy.randle@lacity.org>

Sherri,

We have 51 ballots as of this morning.

Eugene Van Cise
Management Analyst II
Office of the City Clerk
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue BID Ballots

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Thu, Oct 15, 2015 at 8:25 AM

To: Sherri Franklin <sherri@urbandesigncenter.com>

Cc: "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>, Ana Tapia <atapia@coalitionrcd.org>, Bowers Sons Cleaners Bowers Sons Cleaners <bowerssons@sbcglobal.net>, Dorothy Randle <dorothy.randle@lacity.org>

Sherri,

As of this morning we have received 42 ballots.

Eugene Van Cise
Management Analyst II
Office of the City Clerk
[213-978-1315](tel:213-978-1315)

Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue BID Budget Spreadsheet

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Wed, Mar 30, 2016 at 10:05 AM

To: Jonathan Zeichner <jonathan@apch.org>Cc: Bowers Sons Cleaners <bowerssons@sbcglobal.net>, Dani Shaker <danishaker@gmail.com>, Sherri Franklin <sherri@urbandesigncenter.com>, "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>

Jonathan,

Per our conversation this morning, attached is a spreadsheet to check your budget allocations for 2017. The amounts in columns B & D reflect the budget amounts from page 20 of the Management District Plan, which include assessments and general benefit. To check your budget for next year, click on the Enable Editing button, then enter the amounts for each budget category in column F. The total for column F and the values for columns G, H and I will be calculated automatically.

Please contact me if you should have any questions.

Eugene Van Cise
Management Analyst II
Office of the City Clerk
[213-978-1315](tel:213-978-1315)

**2017 Central Avenue BID Budget.xlsx**

13K



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue BID Consultant Contract

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Thu, May 1, 2014 at 9:51 AM

To: Sherri Franklin <sherri@urbandesigncenter.com>, griffin@urbandesigncenter.com

Sherri,

Your consultant contract for the Central Avenue BID has been attested. Your contract number is C-123877. A signed original will be mailed to you.

Please download the attached ADA document to your BAVN profile at your earliest convenience.

Please contact me if you should have any questions.

Eugene Van Cise
Management Analyst
Office of the City Clerk
[213-978-1315](tel:213-978-1315)

 **ADA.pdf**
55K

Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue BID Consultant Interviews

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Wed, Feb 19, 2014 at 3:56 PM

To: sherri@urbandesigncenter.com

Cc: griffin@urbandesigncenter.com, dalila@thesotelogroup.com

Dear Ms. Franklin,

The consultant interviews for the proposed Central Avenue Business Improvement District will held on Thursday, February 27, 2014. The interviews will held at the Central Avenue Constituent Services Center, 4301 S. Central Avenue, Los Angeles, CA 90011.

The interview times are 10:30 am and 12 noon, and will be reserved on a first-come, first-served basis.

Each consultant will have one hour and 15 minutes. You may make an opening presentation, but it should not exceed 25 minutes, including set-up time. There will electrical outlets and a place to project a power point presentation, but you must bring your own equipment, including an extension cord if needed.

Please contact me to reserve an interview time, or if you should have any questions.

Eugene Van Cise
Management Analyst
Office of the City Clerk
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue BID Invoices

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Mon, Jun 20, 2016 at 3:56 PM

To: Dani Shaker <danishaker@gmail.com>

Cc: Sherri Franklin <sherri@urbandesigncenter.com>, Bowers Sons Cleaners Bowers Sons Cleaners
<bowerssons@sbcglobal.net>, Jonathan Zeichner <jonathan@apch.org>, "griffin@urbandesigncenter.com"
<griffin@urbandesigncenter.com>

Dani,

In the future, when you submit invoices they must have the BID's address (preferably on BID letterhead) and have an invoice number. Your next invoice will be number 2016-2. Thanks.

Eugene Van Cise
Management Analyst II
Office of the City Clerk
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue BID

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Tue, Jun 23, 2015 at 11:26 AM

To: Sherri Franklin <sherri@urbandesigncenter.com>, "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>

Sherri,

When are you available for a conference call to discuss the Central Avenue MDP/ER?

Eugene Van Cise

Management Analyst

Office of the City Clerk

[\(213\) 978-1315](tel:(213)978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue BID

1 message

Eugene Van Cise <eugene.vancise@lacity.org>
To: Sherri Franklin <sherri@urbandesigncenter.com>

Tue, Apr 19, 2016 at 8:34 AM

Sherri,

Did the Central Avenue Historic BID obtain a Business Tax Registration Certificate? If so, please email a copy to me. They were supposed to send me a copy of their BTRC with the signed contract.

Eugene Van Cise
Management Analyst II
Office of the City Clerk
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Consultant Meeting

1 message

eugene.vancise@lacity.org <eugene.vancise@lacity.org>

Wed, Mar 18, 2015 at 3:43 PM

Reply-To: "eugene.vancise@lacity.org" <eugene.vancise@lacity.org>

To: "miranda.paster@lacity.org" <miranda.paster@lacity.org>, "griffin@urbandesigncenter.com"

<griffin@urbandesigncenter.com>, "sherri@urbandesigncenter.com" <sherri@urbandesigncenter.com>,

"rosemary.hinkson@lacity.org" <rosemary.hinkson@lacity.org>, "eugene.vancise@lacity.org" <eugene.vancise@lacity.org>

Cc: rosemary.hinkson@lacity.org, sherri@urbandesigncenter.com, miranda.paster@lacity.org, griffin@urbandesigncenter.com

We will be meeting to review the Central Avenue 1st draft MDP/ER.

Central Avenue Consultant Meeting

When Fri Mar 20, 2015 8am – 10am Pacific Time

Who • Eugene Van Cise - organizer



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Feasibility Study

1 message

Eugene Van Cise <eugene.vancise@lacity.org>
To: Sherri Franklin <sherri@urbandesigncenter.com>
Cc: griffin@urbandesigncenter.com

Fri, Aug 8, 2014 at 1:53 PM

Sherri,

After reviewing the feasibility study, I think it should be fine. I would suggest adding a signed cover letter which references contract number C-123877 and Deliverable 1 of said contract.

Eugene Van Cise
Management Analyst
Office of the City Clerk
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Historic BID Ballots

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Wed, Sep 9, 2015 at 12:11 PM

To: Sherri Franklin <sherri@urbandesigncenter.com>, "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>

Cc: Dorothy Randle <dorothy.randle@lacity.org>, Ana Tapia <atapia@coalitionrcd.org>, Bowers Sons Cleaners Bowers Sons Cleaners <bowerssons@sbcglobal.net>

Sherri,

The ballots for the Central Avenue Historic BID were placed in the mail today. In a few days you can begin calling on property owners to fill out and return their ballots. The public hearing date is October 27, 2015 and the ballots must be returned by then to be counted.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

(213) 978-1315



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Historic BID Invoice

1 message

Eugene Van Cise <eugene.vancise@lacity.org>
To: "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>
Cc: Sherri Franklin <sherri@urbandesigncenter.com>

Tue, Dec 8, 2015 at 9:52 AM

Griffin,

The certificate of performance for the 5th invoice for Central Avenue has been emailed to James Westbrooks for review and signature.

At this point you may also submit an invoice for Deliverable 6. Please include the articles of incorporation and the exemption letter from the IRS.

Please contact me if you should have any questions.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

[\(213\) 978-1315](tel:(213)978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Historic BID

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Wed, Aug 19, 2015 at 8:39 AM

To: Sherri Franklin <sherri@urbandesigncenter.com>

Cc: "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>, Dorothy Randle <dorothy.randle@lacity.org>

Sherri,

The Clerk Report, Management District Plan, Engineer's Report and Ordinance of Intention for the Central Avenue Historic BID are now posted on the City Clerk's Council File Management System under Council File 13-0770 (<http://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=13-0770>).

This item has been referred to the Economic Development Committee. I will keep you posted on its progress.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

(213) 978-1315



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Historic BID

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Wed, Oct 28, 2015 at 10:25 AM

To: Bowers Sons Cleaners Bowers Sons Cleaners <bowerssons@sbcglobal.net>

Cc: Sherri Franklin <sherri@urbandesigncenter.com>, "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>, Ana Tapia <atapia@coalitionrcd.org>, Dorothy Randle <dorothy.randle@lacity.org>

Vivian,

Congratulations! The ordinance establishing the Central Avenue Historic Business Improvement District was adopted by the City Council this morning. The ballots were 78.65% in support and 21.35% opposed (see attachment for detailed results).

The ordinance will become effective on the 31st day after it is published (approximately 40 days from now). At that time we can mail out the assessment bills and you will be able to enter into a contract with the City to administer the BID.

Please contact me if you should have any questions.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

[\(213\) 978-1315](tel:(213)978-1315)**Ballot Results (1).pdf**

2885K



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Historic BID

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Mon, Nov 16, 2015 at 2:46 PM

To: Bowers Sons Cleaners Bowers Sons Cleaners <bowerssons@sbcglobal.net>

Cc: Sherri Franklin <sherri@urbandesigncenter.com>

Vivian,

I need a phone number for the Central Avenue Historic BID so we can set up an account with the Controller's Office. Be advised that this phone number will go on the assessment bills when they are sent out, so you probably don't want to use your personal cell phone number.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

[\(213\) 978-1315](tel:(213)978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Historic BID

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Tue, Dec 1, 2015 at 8:49 AM

To: Bowers Sons Cleaners Bowers Sons Cleaners <bowerssons@sbcglobal.net>

Cc: Sherri Franklin <sherri@urbandesigncenter.com>

Vivian,

I am preparing the administration contract for the Central Avenue Historic BID and I need the following information:

1. The complete address, phone number and fax number for the BID.
2. The names and titles of the two corporate officers who will be signing on behalf of the non-profit corporation.

Please contact me if you should have any questions.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

[\(213\) 978-1315](tel:(213)978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Historic District Newsletter

1 message

Sherri Franklin <sherri@urbandesigncenter.com>

Fri, Mar 20, 2015 at 9:48 AM

To: Miranda Paster <miranda.paster@lacity.org>, Eugene Van Cise <eugene.vancise@lacity.org>,

Rosemary.Hinkson@lacity.org

Cc: central@urbandesigncenter.com

Sent from my HTC



viewmail-201-7.pdf

3256K



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue MDP ER

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Mon, Apr 6, 2015 at 2:44 PM

To: Sherri Franklin <sherri@urbandesigncenter.com>, "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>

Cc: Dorothy Randle <dorothy.randle@lacity.org>

Sherri,

Please let me know when you and Griffin will be available tomorrow for a meeting to discuss revisions to the Central Avenue BID MDP/ER.

Eugene Van Cise
Management Analyst
Office of the City Clerk
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue Ballots

1 message

Eugene Van Cise <eugene.vancise@lacity.org>
To: Grant Sunoo <gsunoo@coalitionrca.org>

Wed, Oct 7, 2015 at 10:18 AM

Grant,

Property owners who have lost or not received their ballot may request an affidavit for a duplicate ballot by phone at [213-978-1099](tel:213-978-1099) (ask for Maria Gomez or Josie Trevizo).

Questions regarding the assessment methodology as it applies to specific parcels should be directed to Sherri Franklin (sherri@urbandesigncenter.com) or Griffin Wright (griffin@urbandesigncenter.com).

Eugene Van Cise
Management Analyst II
Office of the City Clerk
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

Central Avenue MDP/ER

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Thu, Apr 30, 2015 at 7:51 AM

To: Sherri Franklin <sherri@urbandesigncenter.com>, "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>

Sherri,

We need to schedule a meeting to discuss the latest draft of the Central Avenue MDP/ER. Miranda is available at 4 pm today. Otherwise, we need to set up a time for Monday.

Eugene Van Cise
Management Analyst
Office of the City Clerk
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

City Petitions

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Thu, Apr 23, 2015 at 12:18 PM

To: Sherri Franklin <sherri@urbandesigncenter.com>, "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>

Sherri,

I checked with Dennis Rader as to the properties for which the City Clerk will be signing the petition. Of the parcels listed on page 27 of the MDP, she will be signing for the first 11 listed (City of Los Angeles, Fire Department and LAPD). All of these parcels should be listed on the same petition with the legal owner shown as City of Los Angeles.

Eugene Van Cise
Management Analyst
Office of the City Clerk
213-978-1315

5/11/2018

City of Los Angeles Mail - Do you need any additional information to process the UDC invoices?



Eugene Van Cise <eugene.vancise@lacity.org>

Do you need any additional information to process the UDC invoices?

1 message

sherri@urbandesigncenter.com <sherri@urbandesigncenter.com>
To: Eugene Van Cise <eugene.vancise@lacity.org>

Thu, Jun 2, 2016 at 2:05 PM

Sherri Franklin
Urban Design Center
sherri@urbandesigncenter.com
213-447-9264
Sent from my HTC



Eugene Van Cise <eugene.vancise@lacity.org>

Documents for BAVN

1 message

Eugene Van Cise <eugene.vancise@lacity.org>
To: griffin@urbandesigncenter.com
Cc: Sherri Franklin <sherri@urbandesigncenter.com>

Wed, Apr 2, 2014 at 2:45 PM

Griffin,

The attached documents need to be uploaded to your company's profile on BAVN.

Please contact me if you should have any questions or need assistance.

Eugene Van Cise
Management Analyst
Office of the City Clerk
[213-978-1315](tel:213-978-1315)

5 attachments

 **AA Plan.pdf**
134K

 **EBO.pdf**
128K

 **FSHO.pdf**
71K

 **ND EEP.pdf**
156K

 **SDO.pdf**
102K



Eugene Van Cise <eugene.vancise@lacity.org>

Final Revisions to the MDP and ER and Petition Approval!

1 message

Sherri Franklin <sherri@urbandesigncenter.com>

Mon, Apr 27, 2015 at 12:15 PM

To: Vivian Bowers <bowerssons@sbcglobal.net>, Cecilia Ngo <Cngo@coalitionrcd.org>, Jonathan Zeichner <jonathan@apch.org>, Alice Bowers <Alizib@aol.com>, Noreen <nmcclendon@sbcglobal.net>, Ken Orduna <Cheifko5@aol.com>, "Dr. Bassett Brown" <bbrown.md@gmail.com>, Priscilla Al uqdah <femology@gmail.com>, Johnny Andrade <jandrade@coalitionrcd.org>, Grant Sunoo <gsunoo@coalitionrcd.org>, Dorothy Randle <dorothy.randle@lacity.org>, James Westbrook <james.westbrooks@lacity.org>
Cc: Curtis Earnest <Curtis.Earnest@lacity.org>, Griffin Wright <griffin@urbandesigncenter.com>, Dalila Sotelo <Dalila@thesotelogroup.co>, Miranda Paster <miranda.paster@lacity.org>, Eugene Van Cise <eugene.vancise@lacity.org>, Patrice Fisher <pmfisher@ca.rr.com>, lpv@urbandesigncenter.com

Hello Central Avenue BID Committee,

Griffin, Dorothy and I met with Eugene on Thursday and received the FINAL minor comments on the MDP and ER and permission to go out to Petition! Yea!

Griffin is making the edits to the ER for ED's review and approval by tomorrow am. We will circulate the final to all.

We will then move on to prepare the petitions. Griffin will prepare a petition for each owner with the sum total of all the parcels they own within the proposed district.

Eugene wants us to get the petitions to him as we go and he will facilitate the City's signature for 11 parcels! We hope each of the committee members will sign immediately and then assist with additional signatures.

The Council Office has been doing an excellent job closing the deal with several property owners. I believe we are at 41% support. Need 10% more to go!

Dorothy and I will meet with Metro today at 2:00 pm.

"Onward & Upward"

Sherri

Sent from my HTC



Eugene Van Cise <eugene.vancise@lacity.org>

Fwd: Affidavit for Replacement Ballot Request

1 message

Eugene Van Cise <eugene.vancise@lacity.org>

Thu, Oct 22, 2015 at 11:22 AM

To: "Flores, Jose" <jose.flores@lacity.org>, "Trevizo, Josefina" <josie.trevizo@lacity.org>, "Gomez, Maria" <maria.v.gomez@lacity.org>

Jose,

Have we received affidavits from any of these 3 owners?

Eugene

----- Forwarded message -----

From: **Miranda Paster** <miranda.paster@lacity.org>

Date: Thu, Oct 22, 2015 at 11:13 AM

Subject: Fwd: Affidavit for Replacement Ballot Request

To: "Van Cise, Eugene" <eugene.vancise@lacity.org>

Cc: "Hinkson, Rosemary" <rosemary.hinkson@lacity.org>

Good Morning.

Sherri Franklin indicated that the property owners listed below did not receive a replacement ballot after submitting the Affidavit requesting a replacement ballot. Please let me know if a replacement ballot was sent, what date, and the method (mail or email). Can a replacement ballot be faxed to the property owner at this time?

Thank you.

----- Forwarded message -----

From: **Sherri Franklin** <sherri@urbandesigncenter.com>

Date: Thu, Oct 22, 2015 at 11:07 AM

Subject: Affidavit for Replacement Ballot Request

To: miranda.paster@lacity.org

Cc: central@urbandesigncenter.com

Here are the property owners that are still waiting for a replacement ballot:

BROWN BASSETT AND MARCELA TRS (Central Neighborhood Health Foundation)	5128023037	1034 E. 27TH ST.	\$3,778.32	0.87%	0	0	Done	bbrownmd@cnhclinics.org	3233 Sage Canyon Rd. Saint Helena CA 94574	Sherri	10/21 - Sent in affidavit; 10/19- Did not receive ballot	\$3,778.32	0.90%
ROFAEL ENAS	5131015022	2227 S. CENTRAL AVE.	\$1,585.55	0.37%	0	0	Done	310-465-4086; 310-965-4086 use this email: enasrofael@yahoo.com. Not this one victor517@yahoo.com	4201 Le Bourget Ave Culver City, CA 90232	Sherri	10/17- Did not receive ballot! Email request instructions to enasrofael@yahoo.com. He will attend the meeting.		
THOMAS JAMES CAPITAL INC	5114010018	4069 S. CENTRAL AVE.	\$1,463.29	0.34%	0	0	Done	818-881-0311	15 Enterprise 545 Aliso Viejo CA 92656	Sherri	10/22 - Rosie says she will request a replacement ballot. 10/19 - Spoke to Dennis. New Property Owner. Said the address is 4065. Said contact: APB Properties LLC, 15740 Paramount Boulevard, Suite E, Paramount, CA 90723 - Attn Rosie 562-633-0267 - rosie@eepinc.net.		

Sherri Franklin

5/9/2018

City of Los Angeles Mail - Fwd: Affidavit for Replacement Ballot Request

Urban Design Center

(213) 447-9264 new office number

(213) 712-9906 cell

sherri@urbandesigncenter.com

"Transforming Visions into Reality"

--

Counting my blessings - Sing and be Happy Today!

http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacitp_026712.png



Eugene Van Cise <eugene.vancise@lacity.org>

Fwd: Affidavit for Replacement Ballot Request

1 message

Eugene Van Cise <eugene.vancise@lacity.org>
 To: "Paster, Miranda" <miranda.paster@lacity.org>

Thu, Oct 22, 2015 at 11:40 AM

----- Forwarded message -----

From: **Jose Flores** <jose.flores@lacity.org>
 Date: Thu, Oct 22, 2015 at 11:31 AM
 Subject: Re: Affidavit for Replacement Ballot Request
 To: Eugene Van Cise <eugene.vancise@lacity.org>

For the first one Bassett Brown it was received on monday and Dennis sent them their email yesterday 10/21.

For James Thomas, Eugene just got it.

To my knowledge we have not gotten a request for Enas Rofael yet.

On Thu, Oct 22, 2015 at 11:22 AM, Eugene Van Cise <eugene.vancise@lacity.org> wrote:
 Jose,

Have we received affidavits from any of these 3 owners?

Eugene

----- Forwarded message -----

From: **Miranda Paster** <miranda.paster@lacity.org>
 Date: Thu, Oct 22, 2015 at 11:13 AM
 Subject: Fwd: Affidavit for Replacement Ballot Request
 To: "Van Cise, Eugene" <eugene.vancise@lacity.org>
 Cc: "Hinkson, Rosemary" <rosemary.hinkson@lacity.org>

Good Morning.

Sherri Franklin indicated that the property owners listed below did not receive a replacement ballot after submitting the Affidavit requesting a replacement ballot. Please let me know if a replacement ballot was sent, what date, and the method (mail or email). Can a replacement ballot be faxed to the property owner at this time?

Thank you.

----- Forwarded message -----

From: **Sherri Franklin** <sherri@urbandesigncenter.com>
 Date: Thu, Oct 22, 2015 at 11:07 AM
 Subject: Affidavit for Replacement Ballot Request
 To: miranda.paster@lacity.org
 Cc: central@urbandesigncenter.com

Here are the property owners that are still waiting for a replacement ballot:

BROWN BASSETT AND MARCELA TRS (Central Neighborhood Health Foundation)	5128023037	1034 E. 27TH ST.	\$3,778.32	0.87%	0	0	Done	bbrownmd@cnhfclincs.org	3233 Sage Canyon Rd. Saint Helena CA 94574	Sherri	10/21 - Sent in affidavit; 10/19- Did not receive ballot	\$3,778.32	0.90%
ROFAEL ENAS	5131015022	2227 S. CENTRAL AVE.	\$1,585.55	0.37%	0	0	Done	310-465-4086; 310-965-4086 use this email: enasrofael@yahoo.com. Not this one victor517@yahoo.com	4201 Le Bourget Ave Culver City, CA 90232	Sherri	10/17- Did not receive ballot! Email request instructions to enasrofael@yahoo.com. He will attend the meeting.		
THOMAS JAMES CAPITAL INC	5114010018	4069 S. CENTRAL	\$1,463.29	0.34%	0	0	Done	818-881-0311	15 Enterprise 545 Aliso Viejo	Sherri	10/22 - Rosie says she will request a		

5/9/2018

City of Los Angeles Mail - Fwd: Affidavit for Replacement Ballot Request

		AVE.							CA 92656	replacement ballot. 10/19 - Spoke to Dennis. New Property Owner. Said the address is 4065. Said contact: APB Properties LLC, 15740 Paramount Boulevard, Suite E, Paramount, CA 90723 - Attn Rosie 562-633-0267 - rosie@eepinc.net .
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Sherri Franklin
Urban Design Center
(213) 447-9264 new office number
(213) 712-9906 cell
sherri@urbandesigncenter.com

"Transforming Visions into Reality"

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Counting my blessings - Sing and be Happy Today!
http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png

--
Jose Flores
Principal Clerk
Special Assessments Section
(213)978-1126

Eugene Van Cise <eugene.vancise@lacity.org>

Fwd: Central Ave. BID - Property Owner Question

1 message

Eugene Van Cise <eugene.vancise@lacity.org>
To: "Rader, Dennis" <dennis.rader@lacity.org>

Tue, Sep 22, 2015 at 11:12 AM

----- Forwarded message -----

From: griffin@urbandesigncenter.com <griffin@urbandesigncenter.com>
Date: Tue, Sep 22, 2015 at 11:06 AM
Subject: Re: Central Ave. BID - Property Owner Question
To: Garen Yegparian <garen.yegparian@lacity.org>
Cc: "Franklin, Sherri" <sherri@urbandesigncenter.com>, "Van Cise, Eugene" <eugene.vancise@lacity.org>, "central@urbandesigncenter.com" <central@urbandesigncenter.com>

Hi Garen,

Thank you. However it seems we should remove APN [5128021003](#) and 5119014031 from the BID as these are both not fronting Central Ave. They are both behind the parcel that is on Central Ave.

It was assumed that these parcels were part of the same building as they showed building square footage, but since they are parking lots it seems they should be removed to be consistent with a similar situation with the police station.

For the police station we included 5114029908, 5114029900, 5114029907, and 5114029909 as these are the building fronting Central. We did not include 5114029903, 5114029905, 5114029906, 5114029904, 5114029901, or 5114029902 as these are just parking lot parcels that do not front Central.

Thank you,
Griffin

Griffin Wright
Project Manager
Urban Design Center
1100 S. Hope St., Ste. 103
Los Angeles, CA 90015
griffin@urbandesigncenter.com
213-448-2198

On September 22, 2015 at 10:18 AM Garen Yegparian <garen.yegparian@lacity.org> wrote:

Hello Griffin,

We're sending out corrected ballots with the reduced assessments to "Faraj Development" and "A Place Called Home" reflecting the changes we made yesterday to their parcels.

It might be good if you let them know to expect the new ballots and that they should use these, not the old ones, when the vote.

Garen

On Mon, Sep 21, 2015 at 6:18 PM, griffin@urbandesigncenter.com <griffin@urbandesigncenter.com> wrote:
OK thank you Garen. We will sort these out before sending the updated database.

Thank you,
Griffin

Griffin Wright
Project Manager
Urban Design Center
1100 S. Hope St., Ste. 103
Los Angeles, CA 90015
griffin@urbandesigncenter.com
213-448-2198

On September 21, 2015 at 4:19 PM Garen Yegparian <garen.yegparian@lacity.org> wrote:

Yes.

And, if there are any other questions, let's get them all cleared up before you send us the updated database.

Garen

On Mon, Sep 21, 2015 at 3:20 PM, griffin@urbandesigncenter.com <griffin@urbandesigncenter.com> wrote:

Thanks Garen, so should we change the assessments for these two parcels as well?

Griffin Wright
Project Manager
Urban Design Center
1100 S. Hope St., Ste. 103
Los Angeles, CA 90015
griffin@urbandesigncenter.com
213-448-2198

On September 21, 2015 at 3:13 PM Garen Yegparian <garen.yegparian@lacity.org> wrote:

Griffin,

Yes, 5128021003 and 5119014031 are indeed both parking lots

On Mon, Sep 21, 2015 at 2:26 PM, griffin@urbandesigncenter.com <griffin@urbandesigncenter.com> wrote:

Hello Garen,

Thank you for the information.

The other two parcels we are currently getting a question on are owned by A Place Called Home. They are 5128021003 and 5119014031. The building square footage shown for these parcels are 6,723 sq. ft. and 4,100 sq. ft. respectively. However the owner says these are both parking lots with no building at all.

On Zimas it shows that the building at 5128021003 was built in 2012 and the building at 5119014031 was built in 1982. Maybe this is a similar issue where parking square footage is being mixed in with the building square footage?

Thank you,
Griffin

Thank you,
Griffin

Griffin Wright
Project Manager
Urban Design Center

1100 S. Hope St., Ste. 103
Los Angeles, CA 90015
griffin@urbandesigncenter.com
213-448-2198

On September 21, 2015 at 10:54 AM Garen Yegparian
<garen.yegparian@lacity.org> wrote:

Hello Griffin,

The building square footage for 5115033039 is correct, at 25875sf.

However, 5115033038 should be corrected to 2052sf. The county actually has the correct data, but you have to go one step deeper to break it down based on their use codes. There are 35000sf for parking which got lumped in with the building square footage.

The assessment will of course change, too, from \$10,389.73 to \$5,979.73.

The database should be updated accordingly.

You mention property ownerS. Are there other parcels I should be rechecking?
Both of these parcels are owned by the same firm.

Garen

On Thu, Sep 17, 2015 at 11:46 AM, griffin@urbandesigncenter.com
<griffin@urbandesigncenter.com> wrote:

Hello Eugene,

We are getting a couple questions from property owners about the building square footage shown for their parcels for the Central Ave. BID assessment. The numbers we have are coming from those verified by your office. If the owner believes the numbers are wrong how should we address that? Should they contact the County Assessor directly and request a review?

Garen,

Do you mind double checking the building square footage for a two parcels in the Central Ave BID? These are 5115033038 and 5115033039. In Zimas and in our parcel database these are shown as 37,052 sq. ft. and 25,875 sq. ft. respectively. I have verified these numbers with the data that you have reviewed previously. However the owner believes these building square footages should be around half of these amounts.

Thank you,
Griffin

Griffin Wright
Project Manager
Urban Design Center
1100 S. Hope St., Ste. 103
Los Angeles, CA 90015
griffin@urbandesigncenter.com
213-448-2198

--

Garen Yegparian
213/978-2621

5/3/2018

City of Los Angeles Mail - Fwd: Central Ave. BID - Property Owner Question

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Garen Yegparian
213/978-2621

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Garen Yegparian
213/978-2621

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Garen Yegparian
[213/978-2621](tel:2139782621)



Eugene Van Cise <eugene.vancise@lacity.org>

Fwd: Document

1 message

Sherri Franklin <sherri@urbandesigncenter.com>
 To: Eugene Van Cise <eugene.vancise@lacity.org>
 Cc: UDC - Griffin Wright <griffin@urbandesigncenter.com>

Fri, Apr 4, 2014 at 12:48 PM

Hi Eugene,

So far I have this policy info from State Fund. They said the policy summary cert will be ready on Monday.

Sherri Franklin

Urban Design Center

(213) 447-9264 new office number

(213) 712-9906 cell

sherri@urbandesigncenter.com***"Transforming Visions into Reality"***

-----Original Message-----

From: mktyars@scif.com [mailto:mktyars@scif.com]**Sent:** Friday, April 4, 2014 12:06 PM**To:** sherri@urbandesigncenter.com**Subject:** Document

The following attachment was sent via State Compensation Insurance Fund's State Fund Online System. If you have received this message in error, please reply to this message and report the error. Your assistance is greatly appreciated. NOTE: Adobe Acrobat Reader (version 7.0 or higher) is required for viewing PDF files. Get it free at:

<http://www.adobe.com/products/acrobat/readmain.html> null ~~~~~

~~~~~ This e-mail message from State Compensation Insurance Fund and all attachments transmitted with it may be privileged or confidential and protected from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, copying, or taking any action based on it is strictly prohibited and may have legal consequences. If you have received this e-mail in error, please notify the sender by reply e-mail and destroy the original message and all copies. ~~~~~

**Policy**  
76K**9006550-2014 document 177883948.pdf**



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Fwd: Insurance Certificate Approved for S. L. Franklin Enterprises, Inc.; DBA Urban Design Center**

1 message

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**griffin@urbandesigncenter.com** <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Mon, Apr 7, 2014 at 9:59 AM

To: "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>Cc: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Hello Eugene,

Below is the confirmation email our broker received from Risk Management approving UDC's liability insurance.

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

-----Original Message-----

**From:** Sherri Franklin [<mailto:sherri@urbandesigncenter.com>]**Sent:** Monday, April 7, 2014 08:32 AM**To:** [cao.riskmgmt@lacity.org](mailto:cao.riskmgmt@lacity.org), [Danesha.Silver@Hiscox.com](mailto:Danesha.Silver@Hiscox.com)**Cc:** [michael.baker@hiscox.com](mailto:michael.baker@hiscox.com), 'UDC - Griffin Wright'**Subject:** Re: Insurance Certificate Approved for S. L. Franklin Enterprises, Inc.; DBA Urban Design Center

Thank you! We will get our Worker's Comp insurance uploaded today.

Sherri Franklin  
**Urban Design Center**  
(213) 447-9264 new office number  
(213) 712-9906 cell  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** [cao.riskmgmt@lacity.org](mailto:cao.riskmgmt@lacity.org) [<mailto:cao.riskmgmt@lacity.org>]**Sent:** Monday, April 7, 2014 06:19 AM**To:** [Danesha.Silver@Hiscox.com](mailto:Danesha.Silver@Hiscox.com)**Cc:** [Sherri@urbandesigncenter.com](mailto:Sherri@urbandesigncenter.com), [michael.baker@hiscox.com](mailto:michael.baker@hiscox.com)**Subject:** Insurance Certificate Approved for S. L. Franklin Enterprises, Inc.; DBA Urban Design Center

Carl L Bach, The insurance submitted on behalf of your client is approved. It meets the minimum insurance requirements of Track4LA, The City of Los Angeles Insurance and Bond Internet Tracking System. S. L. Franklin Enterprises, Inc.; DBA Urban Design Center Certificate Approval (CA) #60144 Certificate link :

<http://track4la.lacity.org:80/DataServlet2010?action=7&is2010=true&formid=60144&type=2010&emallink=560144>

Please Note: Your client must comply with the insurance provisions of the contract, permit, lease or other agreement they have with the City of Los Angeles, the requirements of which may be greater than the minimum requirements of Track4LA®. Your client's compliance is subject to audit and/or production of the insurance policies providing the required coverages. Willful avoidance of financial responsibilities may subject the violator(s) to civil

5/3/2018

City of Los Angeles Mail - Fwd: Insurance Certificate Approved for S. L. Franklin Enterprises, Inc.; DBA Urban Design Center

and criminal liabilities under the law, including but not limited to California False Claims Act, Government Code Section 12650 et seq. Thank you for submitting your insurance and/or bond document. The City of Los Angeles has implemented Track4LA®, The Self Service Insurance Compliance Network to better serve the business community. It provides 24 hours/7 days a week instant electronic insurance approvals on the industry ACORD 25 insurance certificate. Please take a moment to visit the new Track4LA® Home Page to learn more about the system. Insurance brokers may register to use the system from the Home Page. <http://Track4LA.lacity.org> Please contact us at (213) 978-7475 with any questions regarding Track4LA®. If you are working with the Port of Los Angeles, please contact us at (310) 732-3758.



**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

**Fwd: Insurance Certificate Approved for S. L. Franklin Enterprises, Inc.; DBA Urban Design Center**

1 message

**sherri@urbandesigncenter.com** <sherri@urbandesigncenter.com>

Thu, May 26, 2016 at 4:11 PM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Cc: maria.v.gomez@lacity.org, ellen.yuan@lacity.org, "Griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>, accounting@urbandesigncenter.com, Sherri Franklin <sherri@urbandesigncenter.com>

See below. Our updated Gen Liab and Hired/Non Hired cert has been uploaded to Track4LA.

We have requested that our Worker's Comp carrier update our cert as well but it may take a few days. Therefore, we wanted to note that you did have proof of insurance up to the point of contract completion so you should be able to process our invoices now.

Sherri Franklin  
Urban Design Center  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
213-447-9264  
Sent from my HTC

----- Forwarded message -----

From: [cao.riskmgmt@lacity.org](mailto:cao.riskmgmt@lacity.org)

To: <[Sherri@urbandesigncenter.com](mailto:Sherri@urbandesigncenter.com)>

Cc: <[jamie.renard@hiscox.com](mailto:jamie.renard@hiscox.com)>, <[Sherri@urbandesigncenter.com](mailto:Sherri@urbandesigncenter.com)>, <[michael.baker@hiscox.com](mailto:michael.baker@hiscox.com)>

Subject: Insurance Certificate Approved for S. L. Franklin Enterprises, Inc.; DBA Urban Design Center

Date: Thu, May 26, 2016 2:00 PM

Carl L Bach,

The insurance submitted on behalf of your client is approved. It meets the minimum insurance requirements of Track4LA, The City of Los Angeles Insurance and Bond Internet Tracking System.

S. L. Franklin Enterprises, Inc.; DBA Urban Design Center

Certificate Approval (CA) #99200

Certificate link : <http://track4la.lacity.org:80/DataServlet2010?action=7&is2010=true&formid=99200&type=2010&emallink=599200>

Please Note: Your client must comply with the insurance provisions of the contract, permit, lease or other agreement they have with the City of Los Angeles, the requirements of which may be greater than the minimum requirements of Track4LA®. Your client's compliance is subject to audit and/or production of the insurance policies providing the required coverages. Willful avoidance of financial responsibilities may subject the violator(s) to civil and criminal liabilities under the law, including but not limited to California False Claims Act, Government Code Section 12650 et seq.

Thank you for submitting your insurance and/or bond document.

The City of Los Angeles has implemented Track4LA®, The Self Service Insurance Compliance Network to better serve the business community. It provides 24 hours/7 days a week instant electronic insurance approvals on the industry ACORD 25 insurance certificate. Please take a moment to visit the new Track4LA® Home Page to learn more about the system.

Insurance brokers may register to use the system from the Home Page.

<http://Track4LA.lacity.org>

5/11/2018

City of Los Angeles Mail - Fwd: Insurance Certificate Approved for S. L. Franklin Enterprises, Inc.; DBA Urban Design Center

Please contact us at (213) 978-7475 with any questions regarding Track4LA®.

If you are working with the Port of Los Angeles, please contact us at (310) 732-3758.

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Fwd: Insurance Certificate Approved for SL Franklin dba: Urban Design Center**

1 message

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**griffin@urbandesigncenter.com** <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Fri, Apr 11, 2014 at 1:51 PM

To: "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>Cc: [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

Hello Eugene,

Please find below the approval email from the Risk Management Dept for our workers compensation insurance.

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

-----Original Message-----

**From:** [cao.riskmgmt@lacity.org](mailto:cao.riskmgmt@lacity.org) [mailto:[cao.riskmgmt@lacity.org](mailto:cao.riskmgmt@lacity.org)]**Sent:** Friday, April 11, 2014 01:18 PM**To:** [Mary@dickerson-group.com](mailto:Mary@dickerson-group.com)**Cc:** [Mary@dickerson-group.com](mailto:Mary@dickerson-group.com), [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com),  
[mary@dickerson-group.com](mailto:mary@dickerson-group.com)**Subject:** Insurance Certificate Approved for SL Franklin dba: Urban Design Center

Mary Moten, The insurance submitted on behalf of your client is approved. It meets the minimum insurance requirements of Track4LA, The City of Los Angeles Insurance and Bond Internet Tracking System. SL Franklin dba: Urban Design Center Certificate Approval (CA) #60439 Certificate link : <http://track4la.lacity.org:80/DataServlet2010?action=7&is2010=true&formid=60439&type=2010&emailink=560439> Please Note: Your client must comply with the insurance provisions of the contract, permit, lease or other agreement they have with the City of Los Angeles, the requirements of which may be greater than the minimum requirements of Track4LA®. Your client's compliance is subject to audit and/or production of the insurance policies providing the required coverages. Willful avoidance of financial responsibilities may subject the violator(s) to civil and criminal liabilities under the law, including but not limited to California False Claims Act, Government Code Section 12650 et seq. Thank you for submitting your insurance and/or bond document. The City of Los Angeles has implemented Track4LA®, The Self Service Insurance Compliance Network to better serve the business community. It provides 24 hours/7 days a week instant electronic insurance approvals on the industry ACORD 25 insurance certificate. Please take a moment to visit the new Track4LA® Home Page to learn more about the system. Insurance brokers may register to use the system from the Home Page. <http://Track4LA.lacity.org> Please contact us at (213) 978-7475 with any questions regarding Track4LA®. If you are working with the Port of Los Angeles, please contact us at (310) 732-3758.



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

## Fwd: SL Franklin Enterprises

1 message

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**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Wed, May 25, 2016 at 4:34 PM

----- Forwarded message -----

From: **Maria Gomez** <[maria.v.gomez@lacity.org](mailto:maria.v.gomez@lacity.org)>  
Date: Wed, May 25, 2016 at 9:19 AM  
Subject: SL Franklin Enterprises  
To: "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
Cc: "Yuan, Ellen" <[ellen.yuan@lacity.org](mailto:ellen.yuan@lacity.org)>

Hello Eugene,

Unable to make payment on invoice CA-8 Retention for Urban Design Center SL Fraklin Enterprises, due to insurance not up-to-date. Please provide updated insurance.

Thank you

--  
Maria V. Gomez  
Special Assessment Section  
Phone [\(213\) 978-1099](tel:(213)978-1099)



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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## Insurance

1 message

---

**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Fri, Mar 20, 2015 at 11:01 AM

Sherri,

Our records indicate that your general liability insurance expired 2/25/15 and your workers comp insurance expired 3/1/15. Be advised that your insurance must be current for us to process your invoice. Please have your insurance agent update your insurance at [track4la.lacity.org](http://track4la.lacity.org).

Eugene Van Cise  
Management Analyst  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

## Invoice for Central Avenue

1 message

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**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Wed, Sep 10, 2014 at 10:43 AM

To: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

Sherri,

I need something showing the number of hours worked and hourly rates for the Feasibility Study invoice, both for Urban Design Center and CRCD. Also show the date started and finished. It can be an attachment to the invoice, and you may email it to me.

Please contact me if you should have any questions.

Eugene Van Cise  
Management Analyst  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)





Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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## Invoices

1 message

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**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
Cc: "griffin@urbandesigncenter.com" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Thu, May 5, 2016 at 11:29 AM

Sherri,

The administration contract for the Central Avenue Historic BID has been attested (contract # C-127428) and your invoices have been submitted for payment.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <eugene.vancise@lacity.org>

---

## Lost Ballot Affidavit

1 message

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**Eugene Van Cise** <eugene.vancise@lacity.org>  
To: Sherri Franklin <sherri@urbandesigncenter.com>

Tue, Oct 20, 2015 at 12:42 PM



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**LOST BALLOT AFFIDAVIT Revised May 2015 (1).pdf**  
186K



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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## Meeting to Discuss Central Avenue MDP/ER

1 message

---

**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Wed, Mar 18, 2015 at 3:23 PM

To: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Cc: "griffin@urbandesigncenter.com" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Sherri,

Are you available this Friday (3/20/15) morning for a meeting at City Hall to discuss the MDP and ER for Central Avenue?  
We are available to meet with you between 9 am and noon.

Eugene Van Cise

Management Analyst

Office of the City Clerk

[213-978-1315](tel:213-978-1315)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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## Outreach Update for Central Avenue BID Process

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
To: [Eugene.VanCise@lacity.org](mailto:Eugene.VanCise@lacity.org)

Wed, Jul 2, 2014 at 4:01 PM

Hello Eugene,

Attached please find updated information on our outreach efforts. We are setting up conf calls with the Councilman. We have 124 completed surveys in the system. Some of the charts in the draft report need to be reconfigured. We will fix for the final reports.

Sherri Franklin  
**Urban Design Center**  
(213) 447-9264 new office number  
(213) 712-9906 cell  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

Coalition for Responsible Community Development (CRCD)  
| 3101 South Grand Avenue, Los Angeles, CA 90007  
T 323.235.5921 | C 714.987.0117 | [cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org) | [coalitionrcd.org](http://coalitionrcd.org)

Central Avenue Business Association (CABA): [centralaba.org](http://centralaba.org)  
CRCD Enterprises: [crcdent.com](http://crcdent.com)  
Central Avenue Business Improvement District: <http://www.centralavenuehistoricdistrict.org/>

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Cecilia Ngo | Assistant Project Manager

Coalition for Responsible Community Development (CRCD)  
| 3101 South Grand Avenue, Los Angeles, CA 90007  
T 323.235.5921 | C 714.987.0117 | [cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org) | [coalitionrcd.org](http://coalitionrcd.org)

Central Avenue Business Association (CABA): [centralaba.org](http://centralaba.org)  
CRCD Enterprises: [crcdent.com](http://crcdent.com)  
Central Avenue Business Improvement District: <http://www.centralavenuehistoricdistrict.org/>

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### 4 attachments

**Central Ave BID Flyer re Conf Calls - July 1 2014 rev.jpg**  
345K



 **Central Ave BID Flyer re Conf Calls - July 1 2014 rev.pdf**  
638K

 **Survey Report Draft - 124 Submissions as of 7-1-14.pdf**  
74K

 **Survey Raw Data - 124 submissions as of 7-1-14.csv**  
114K



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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## Please confirm receipt of UDC invoice sign-off from CD9

1 message

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**sherri@urbandesigncenter.com** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Fri, May 20, 2016 at 2:47 PM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Cc: Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Thank you.

Sherri Franklin  
Urban Design Center  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
213-447-9264  
Sent from my HTC

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

## Please Sign and Submit the UDC Certificate of Performance for Payment

1 message

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**sherri@urbandesigncenter.com** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Mon, May 23, 2016 at 9:15 AM

To: Curtis Earnest <[Curtis.Earnest@lacity.org](mailto:Curtis.Earnest@lacity.org)>, James Westbrook <[james.westbrooks@lacity.org](mailto:james.westbrooks@lacity.org)>, Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>Cc: Vivian Bowers <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>, Jonathan Zeichner <[jonathan@apch.org](mailto:jonathan@apch.org)>, Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Griffin@urbandesigncenter.com" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, [bid@centralavenuehistoricdistrict.org](mailto:bid@centralavenuehistoricdistrict.org)

Curtis,

Eugene has not received the Certificate of Performance from CD 9 for Urban Design Center's invoice and therefore he still cannot process our final invoice and retention payments totalling \$22,000 for services rendered.

It would be greatly appreciated if you would sign the form today and leave it for pick-up at your City Hall office. We will ensure that it gets to Eugene Van Cise at the City Clerk.

Thank you,

Sherri Franklin  
Urban Design Center  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
213-447-9264  
Sent from my HTC

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

## Pre-Qualified Consulting Firms - Address Update

1 message

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**griffin@urbandesigncenter.com** <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Fri, Feb 14, 2014 at 11:58 AM

To: [eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)

Cc: "Franklin, Sherri" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Good Afternoon Mr. Van Cise,

S.L. Franklin Enterprises, Inc. DBA Urban Design Center submitted a response to the RFP for the Establishment Of The Proposed Central Avenue Business Improvement District. We are on your list of pre-qualified consulting firms, however our mailing address has changed. Could we please have our mailing address updated on your list of pre-qualified consulting firms? Here is the new address:

S. L. Franklin Enterprises, Inc.  
DBA Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>**Re: : Invoice for Urban Design Center (Central Avenue)**

1 message

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
 To: Emelia Tso <[emelia.tso@lacity.org](mailto:emelia.tso@lacity.org)>  
 Cc: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Mon, May 4, 2015 at 10:43 AM

What approval do you need?

Sent from my HTC

----- Reply message -----

From: "Emelia Tso" <[emelia.tso@lacity.org](mailto:emelia.tso@lacity.org)>  
 To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
 Cc: "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
 Subject: Re: : Invoice for Urban Design Center (Central Avenue)  
 Date: Mon, May 4, 2015 8:17 AM

yes. It is already processed and is still waiting for approval.

On Fri, May 1, 2015 at 12:43 AM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

> Hello Emelia,  
 >  
 > You can process the invoice now. I spoke to Audrey at the Finance  
 > Department and she fixed my account. She says the hold should not have been  
 > placed on my account.  
 >  
 > Sherri Franklin  
 >  
 > \*Urban Design Center \*(213) 447-9264 new office number  
 > (213) 712-9906 cell  
 > [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
 >  
 > \*"Transforming Visions into Reality"\*  
 >  
 >  
 > -----Original Message-----  
 > \*From:\* Emelia Tso [<mailto:emelia.tso@lacity.org>]  
 > \*Sent:\* Friday, April 24, 2015 01:24 PM  
 > \*To:\* [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
 > \*Cc:\* 'Eugene Van Cise'  
 > \*Subject:\* Fwd: Invoice for Urban Design Center (Central Avenue)  
 >  
 > Hi Sherry  
 >  
 > ,  
 >  
 > I am processing your invoice but got an error message:  
 > Vendor's BTRC is out of compliant. Please contact OOF-Tax Intercept .  
 >  
 > Please go to the Office of Finance to check for the problem of your  
 > BTRC#0002043570  
 > City Hall  
 > 200 N. Spring St, Room 101  
 > Phone: (213) 473-5901  
 > Use Main Street Entrance 8 AM - 5PM  
 > Mon. thru Fri.

5/3/2018

City of Los Angeles Mail - Re: : Invoice for Urban Design Center (Central Avenue)

> DASH Downtown Routes A, B, D Enter your starting address: Van Nuys  
> Civic Center  
> 6262 Van Nuys Blvd., Suite 110  
> Phone: (818) 374-6850 Mon. thru Fri.  
> 8 AM - 5 PM  
> DASH Panorama City/  
> Van Nuys  
> DASH Van Nuys/Studio City Enter your starting address: West Los Angeles  
> 1828 Sawtelle Blvd., Room 102  
> Phone: (310) 575-8888 Mon. thru Fri.  
> 8 AM - 5 PM Enter your starting address: Figueroa Plaza Bldg. One Stop  
> 201 N. Figueroa St.  
> 3rd Floor Counter 17  
> Phone: (213) 482-7032 Mon./Tue./Thu./Fri.  
> 7:30 AM - 4:30 PM  
> Wed. 9 AM - 4:30 PM Enter your starting address:

>  
>  
> The above table has the address & phone # for Office of Finance. You can  
> call to find out the problem.

>  
>  
> I cannot process the invoice until the error message be cleared..

> --

> Thanks.

>  
> Emelia Tso  
> Neighborhood and Business Improvement District Division  
> Office of City Clerk  
> 213-978-1110 <#14d0e6e71f057999\_>

> -

--

Thanks.

Emelia Tso  
Neighborhood and Business Improvement District Division  
Office of City Clerk  
213-978-1110

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: : Payment for invoice 3 -CA-1/S L Franklin Enterprises**

1 message

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Mon, Sep 21, 2015 at 11:36 AM

To: Ellen Yuan <[ellen.yuan@lacity.org](mailto:ellen.yuan@lacity.org)>, "Tso, Emelia" <[emelia.tso@lacity.org](mailto:emelia.tso@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>Cc: "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, [Griffin@urbandesigncenter.com](mailto:Griffin@urbandesigncenter.com)

Thanks

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Ellen Yuan [mailto:[ellen.yuan@lacity.org](mailto:ellen.yuan@lacity.org)]**Sent:** Monday, September 21, 2015 11:34 AM**To:** 'Tso, Emelia', 'Sherri Franklin'**Cc:** 'Van Cise, Eugene', [Griffin@urbandesigncenter.com](mailto:Griffin@urbandesigncenter.com)**Subject:** Fwd: Payment for invoice 3 -CA-1/S L Franklin Enterprises

Hi Sherri,

Your question is forwarded to Emelia who handles your payment.

Thanks.

----- Forwarded message -----

From: <[accounting@urbandesigncenter.com](mailto:accounting@urbandesigncenter.com)>

Date: Mon, Sep 21, 2015 at 10:54 AM

Subject: Payment for invoice 3 -CA-1/S L Franklin Enterprises

To: Ellen Yuan <[ellen.yuan@lacity.org](mailto:ellen.yuan@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>Cc: [Griffin@urbandesigncenter.com](mailto:Griffin@urbandesigncenter.com)

Hello Ellen,

Please provide a status on invoice 3 for our CA-1/S L Franklin Enterprises contract. Thank you.

Sherri Franklin

Urban Design Center

[213-712-9906](tel:213-712-9906)

--

Ellen Yuan

Neighborhood and BID Division

Office of the City Clerk

5/3/2018

City of Los Angeles Mail - Re: : Payment for invoice 3 -CA-1/S L Franklin Enterprises

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: BID ballot for Rittenhouse Sqaure and Dunbar Village**

1 message

---

**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: Greg Romero <[greg@tsahousing.com](mailto:greg@tsahousing.com)>

Wed, Oct 7, 2015 at 10:46 AM

Greg,

You may request an affidavit for a duplicate ballot by phone at [213-978-1099](tel:213-978-1099) (ask for Maria Gomez or Josie Trevizo).

Note that the properties owned by Dunbar Village LP and Rittenhouse LP are on separate ballots.

The assessment for 4225 S. Central Ave. is \$5,086.50. The total assessment for the parcels owned by Dunbar Village LP is \$15,922.48.

The assessment for 1100 E. 33rd St. is \$897.92. The total assessment for the parcels owned by Rittenhouse LP is \$10,791.53.

Assessments are based on a combination of building area, lot area and street frontage. Questions regarding the assessment methodology as it relates to specific parcels should directed to the BID consultants:

Sherri Franklin  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

Griffin Wright  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

Please contact me if you should have any other questions.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

On Wed, Oct 7, 2015 at 9:57 AM, Greg Romero <[greg@tsahousing.com](mailto:greg@tsahousing.com)> wrote:

Hello Eugene-

My name is Greg Romero. I am a property supervisor with Thomas Safran & Associates. Grant Sunoo with Coalition for Responsible Community Development gave me your email. I have a few questions regarding the BID ballot as it pertains to Dunbar Village and Rittenhouse Square our mixed use projects in South LA.

- 1) Grant informed us that we should have received a copy of the ballot by now. As of today's date we have not received a copy of the ballot for Dunbar Village located at 4225 S. Central Ave. LA, CA 90011 and Rittenhouse Square located at 1100 E. 33<sup>rd</sup> St. LA, CA 90011. Who can I contact to get copies of the ballot?
- 2) What is the amount each property will be assessed for the proposed BID?
- 3) We want to support the BID. How do we know if we will only be assessed for the retail space and not the affordable housing? Will the affordable housing be exempt?
- 4) How was the assessment calculated?

5/9/2018

City of Los Angeles Mail - Re: BID ballot for Rittenhouse Sqaure and Dunbar Village

I look forward to your response. If you prefer, you can call me at the number below or via cell phone (818-399-8099) to discuss the BID. Thanks.

*Greg Romero*

Regional Property Supervisor

**Thomas Safran & Associates**

11812 San Vicente Blvd. Suite #600

Los Angeles, CA 90049

Office (310)820-4888

Fax (310) 207-6986

*"Our goal is to enhance the world in which we live and enrich the lives of the people who reside in our buildings"*



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

## Re: BID Contract

1 message

---

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Mon, Apr 25, 2016 at 1:16 PM

To: Bowers Sons Cleaners Bowers Sons Cleaners <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Cc: Jonathan Zeichner <[jonathan@apch.org](mailto:jonathan@apch.org)>, Sherri Franklin <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Eugene,

Can we have the doc signed by Jonathan, Vice President and Grant, Secretary?

Do you need a board authorization regarding signatures?

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Bowers Sons Cleaners Bowers Sons Cleaners [mailto:[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)]

**Sent:** Monday, April 25, 2016 01:13 PM

**To:** 'Eugene Van Cise'

**Cc:** 'Jonathan Zeichner', 'Sherri Franklin', 'Sherri Franklin'

**Subject:** Re: BID Contract

Hello Eugene,

I am on a medical LOA for the next three weeks. Please followup with Jonathan and Sherri.

Thank you so much,

*Vivian Bowers, President*

Bowers & Sons Cleaners

P 213.749.3237 F 213.748.4338

2509 S Central Ave. LA CA 90011

**"Heads Above The Rest"**

[www.bowersandsonscleaners.com](http://www.bowersandsonscleaners.com)

---

On Monday, April 25, 2016 10:03 AM, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)> wrote:

Vivian,

I can prepare a new agreement and bring it by for you and Jonathan to sign. When would you be available?

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

On Thu, Apr 21, 2016 at 11:38 AM, bowerssons <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)> wrote:  
Thank you Miranda. I or Sherri will be in contact today.

Vivian

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

----- Original message -----

From: Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>  
Date: 04/21/2016 8:00 AM (GMT-08:00)  
To: Bowers Sons Cleaners Bowers Sons Cleaners <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>  
Cc: Central Avenue Historic District <[BID@centralavenuehistoricdistrict.org](mailto:BID@centralavenuehistoricdistrict.org)>, "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
Subject: BID Contract

Good Morning.

Our City Atty has recently removed a section of the contract relative to the Brown Act and the California Public Records Act (it will be beneficial for you and us). They would like us to resend the contract without those sections for signature. Would it be possible to sign it quickly?

I can be reached at (21) 978-1111 if you would like to call and ask questions. I will be conducting interviews today from 9:00 am until approximately 1 pm.

Thank you.

--

Counting my blessings - Sing and be Happy Today!

[http://clerk.lacity.org/stellent/groups/departments/@clerk\\_master\\_contributor/documents/contributor\\_web\\_content/lacityp\\_026712.png](http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png)



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: BID Contract**

1 message

**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Tue, Apr 26, 2016 at 7:13 AM

To: Jonathan Zeichner <[jonathan@apch.org](mailto:jonathan@apch.org)>Cc: bowerssons <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, Sherri Franklin <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>

Vivian,

I can drop them off at the cleaners this afternoon.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)On Tue, Apr 26, 2016 at 6:59 AM, Jonathan Zeichner <[jonathan@apch.org](mailto:jonathan@apch.org)> wrote:  
Sure, and I can stop by the cleaners to sign.

Jonathan

**Jonathan Zeichner** | **Executive Director****A PLACE CALLED HOME** | 2830 S. Central Avenue | Los Angeles | CA | 90011p. [323-232-7653](tel:323-232-7653) x [2221](tel:323-232-7653) | m. [310-866-3227](tel:310-866-3227) | f. [323-232-0139](tel:323-232-0139)[www.apch.org](http://www.apch.org)[jonathan@apch.org](mailto:jonathan@apch.org)*Changing the World Starts at Home*On Tue, Apr 26, 2016 at 6:37 AM, bowerssons <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)> wrote:

All

I wasn't thinking... forgive me. Here's a solution:

If Eugene, would please drop them off at the cleaners with stickies placed for my signature  
Greg will bring them home and

I will return them by Friday.

That should work don't you think?

Vivian B

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

----- Original message -----

From: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Date: 04/25/2016 1:16 PM (GMT-08:00)

To: Bowers Sons Cleaners Bowers Sons Cleaners <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Cc: Jonathan Zeichner <[jonathan@apch.org](mailto:jonathan@apch.org)>, Sherri Franklin <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Subject: Re: BID Contract

Eugene,

Can we have the doc signed by Jonathan, Vice President and Grant, Secretary?

Do you need a board authorization regarding signatures?

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Bowers Sons Cleaners Bowers Sons Cleaners [mailto:[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)]

**Sent:** Monday, April 25, 2016 01:13 PM

**To:** 'Eugene Van Cise'

**Cc:** 'Jonathan Zeichner', 'Sherri Franklin', 'Sherri Franklin'

**Subject:** Re: BID Contract

Hello Eugene,

I am on a medical LOA for the next three weeks. Please followup with Jonathan and Sherri.

Thank you so much,

*Vivian Bowers, President*

Bowers & Sons Cleaners

P 213.749.3237 F 213.748.4338

2509 S Central Ave. LA CA 90011

**"Heads Above The Rest"**

[www.bowersandsonscleaners.com](http://www.bowersandsonscleaners.com)

---

On Monday, April 25, 2016 10:03 AM, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)> wrote:

Vivian,

I can prepare a new agreement and bring it by for you and Jonathan to sign. When would you be available?

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

On Thu, Apr 21, 2016 at 11:38 AM, bowerssons <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)> wrote:  
Thank you Miranda. I or Sherri will be in contact today.

Vivian

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

----- Original message -----

From: Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>  
Date: 04/21/2016 8:00 AM (GMT-08:00)  
To: Bowers Sons Cleaners Bowers Sons Cleaners <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>  
Cc: Central Avenue Historic District <[BID@centralavenuehistoricdistrict.org](mailto:BID@centralavenuehistoricdistrict.org)>, "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
Subject: BID Contract

Good Morning.

Our City Atty has recently removed a section of the contract relative to the Brown Act and the California Public Records Act (it will be beneficial for you and us). They would like us to resend the contract without those sections for signature. Would it be possible to sign it quickly?

I can be reached at (21) 978-1111 if you would like to call and ask questions. I will be conducting interviews today from 9:00 am until approximately 1 pm.

Thank you.

--

Counting my blessings - Sing and be Happy Today!

[http://clerk.lacity.org/stellent/groups/departments/@clerk\\_master\\_contributor/documents/contributor\\_web\\_content/lacityp\\_026712.png](http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png)



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

## Re: BID Petition Template

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Thu, Apr 23, 2015 at 12:05 PM

Thank you Eugene!

Sent from my HTC

----- Reply message -----

From: "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Subject: BID Petition Template

Date: Thu, Apr 23, 2015 11:46 AM

Sherri,

Attached is a petition template.

You will need to fill in the following information:

1. The Legal Owner name.
2. The property information in the table at the top of the page. This table can be expanded by inserting an additional row for each APN owned by the same owner. It is okay to have a petition with multiple pages.
3. The mailing address for the BID at the bottom of the page.

The property owner (or their authorized representative) needs to check the YES box and fill in the remaining fields. It is important that they fill in all of the fields and sign the petition in BOTH places that a signature is required, or their petition may be rejected.

The completed petitions need to be scanned and emailed by the consultant to Dennis Rader ([dennis.rader@lacity.org](mailto:dennis.rader@lacity.org)). The consultant will retain the original petitions. You may email completed petitions in batches if you like, but you should email petitions to Dennis each day you collect any instead of holding on to them, so that Dennis has time to verify them.

Please contact me if you should have any questions. Happy hunting.

Eugene Van Cise  
Management Analyst  
Office of the City Clerk  
213-978-1315

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: BID strategy outreach call**

1 message

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Tue, Jun 16, 2015 at 9:00 AM

To: Jonathan Zeichner <[jonathan@apch.org](mailto:jonathan@apch.org)>, Cecilia Ngo <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)>Cc: Dani Shaker <[danishaker@gmail.com](mailto:danishaker@gmail.com)>, dorothy randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, griffin@urbandesigncenter.com, JZ Appointments <[jzappointments@apch.org](mailto:jzappointments@apch.org)>, atapia@coalitionrcd.org, Dalila Sotelo <[dalila@thesotelogroup.co](mailto:dalila@thesotelogroup.co)>, Alice Bowers <[alizib@aol.com](mailto:alizib@aol.com)>, bilalcenter@aol.com, Bowers Sons Cleaners Bowers Sons Cleaners <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>, central <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>, clentie@aol.com, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Steven Hernandez <[hsteven95@ymail.com](mailto:hsteven95@ymail.com)>, justink@tmgrealty.com, Noreen McClendon <[nmcclendon@sbcglobal.net](mailto:nmcclendon@sbcglobal.net)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, bonnie.hayslett@gmail.com, jamesdaughrity@gmail.com, PK uqdah <[femology@gmail.com](mailto:femology@gmail.com)>, Patrice Fisher <[pmfisher@ca.rr.com](mailto:pmfisher@ca.rr.com)>, Kenneth Orduna <[cheifko5@aol.com](mailto:cheifko5@aol.com)>

Yes, I planned to use the number you sent in your email. But the one Listed below is fine.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Jonathan Zeichner [mailto:[jonathan@apch.org](mailto:jonathan@apch.org)]**Sent:** Monday, June 15, 2015 10:08 PM**To:** 'Cecilia Ngo'**Cc:** 'Dani Shaker', 'dorothy randle', [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), 'JZ Appointments', [atapia@coalitionrcd.org](mailto:atapia@coalitionrcd.org), 'Dalila Sotelo', 'Alice Bowers', [bilalcenter@aol.com](mailto:bilalcenter@aol.com), 'Bowers Sons Cleaners Bowers Sons Cleaners', 'central', [clentie@aol.com](mailto:clentie@aol.com), 'Eugene Van Cise', 'Steven Hernandez', [justink@tmgrealty.com](mailto:justink@tmgrealty.com), 'Noreen McClendon', 'Sherri Franklin', [bonnie.hayslett@gmail.com](mailto:bonnie.hayslett@gmail.com), [jamesdaughrity@gmail.com](mailto:jamesdaughrity@gmail.com), 'PK uqdah', 'Patrice Fisher', 'Kenneth Orduna'**Subject:** Re: BID strategy outreach call

In.

**Jonathan Zeichner** | Executive Director**A PLACE CALLED HOME** | 2830 S. Central Avenue | Los Angeles | CA | 90011p. [323-232-7653](tel:323-232-7653) x 2221 | m. 310-866-3227 | f. [323-232-0139](tel:323-232-0139)[www.apch.org](http://www.apch.org)[jonathan@apch.org](mailto:jonathan@apch.org)



*Changing the World Starts at Home*

On Mon, Jun 15, 2015 at 10:06 PM, Cecilia Ngo <[cngo@coalitionrcc.org](mailto:cngo@coalitionrcc.org)> wrote:

Hi all,

Just sending a reminder about our call tomorrow.

Sherri has not confirmed conference number so let's use mine just in case. I'll update the Google invitation.

[213-342-3060](tel:213-342-3060)

access code 508-7612

Cecilia



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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## Re: CAHD - 2017 Planning Report

1 message

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**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Tue, Nov 1, 2016 at 7:13 AM

To: "griffin urbandesigncenter.com" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Cc: Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, Vivian Bowers <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>, Jonathan Zeichner <[jonathan@apch.org](mailto:jonathan@apch.org)>, Grant Sunoo <[gsunoo@coalitionrcd.org](mailto:gsunoo@coalitionrcd.org)>, Dani Shaker <[danishaker@gmail.com](mailto:danishaker@gmail.com)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Central Ave. BID" <[bid@centralavenuehistoricdistrict.org](mailto:bid@centralavenuehistoricdistrict.org)>

Griffin,

Annual Planning Reports are now submitted online. A link to the online portal was sent to Vivian Bowers on October 26th. The process is fairly straightforward and I am available to answer any questions Vivian may have.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

On Mon, Oct 31, 2016 at 5:00 PM, griffin [urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Good Afternoon Miranda and Eugene,

Please find attached the 2017 Planning Report for the Central Ave. Historic BID. We will provide a signed cover letter tomorrow.

Thank you,  
Griffin

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
[213-448-2198](tel:213-448-2198)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Central Ave BID - Change Phone Number/Address**

1 message

---

**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Thu, Dec 17, 2015 at 11:17 AM

To: "griffin@urbandesigncenter.com" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>Cc: "Franklin, Sherri" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "central@urbandesigncenter.com" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>

Griffin,

You can use whatever number you choose, but I need the following information before I can prepare an administration contract for the BID.

1. The phone number and fax number for the BID.
2. The names and titles of the two corporate officers who will be signing on behalf of the non-profit corporation.

Please contact me if you should have any questions.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

[\(213\) 978-1315](tel:(213)978-1315)

On Thu, Dec 17, 2015 at 11:13 AM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Hello Eugene,

We are planning to switch the website provider and the phone provider for the Central Ave. BID. Can we switch the registered phone number in the City's records?

Also we would like to change the BID address to:

4301 S. Central Avenue  
Los Angeles, CA 90011

Thank you,  
Griffin

**Griffin Wright****Project Manager****Urban Design Center**

1100 S. Hope St., Ste. 103

Los Angeles, CA 90015

[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

213-448-2198





Eugene Van Cise &lt;eugene.vancise@lacity.org&gt;

**Re: Central Ave BID - Social Flyer**

1 message

**Sherri Franklin** <sherri@urbandesigncenter.com>

Sat, Feb 21, 2015 at 10:58 AM

To: Pricilla &lt;femology@gmail.com&gt;, Griffin Wright &lt;griffin@urbandesigncenter.com&gt;

Cc: Jonathan Zeichner <jonathan@apch.org>, Dalila Sotelo <dalila@thesotelogroup.co>, Vivian Bowers <bowerssons@sbcglobal.net>, Johnny Andrade <jandrade@coalitionrcd.org>, Bonnie Bubbles & Clip <bhayslett@earthlink.net>, Cecilia Ngo <cngo@coalitionrcd.org>, Pricilla <femology@gmail.com>, Grant Sunoo <gsunoo@coalitionrcd.org>, Dorothy Randle <dorothy.randle@lacity.org>, James Westbrooks <James.Westbrooks@lacity.org>, clentie <clentie@aol.com>, Ken Orduna <cheifko5@aol.com>, hsteven95 <hsteven95@ymail.com>, Ed Henning <mred2@earthlink.net>, urbandesigncenter <urbandesigncenter@icloud.com>, Eugene Van Cise <Eugene.VanCise@lacity.org>, Griffin Wright <griffin@urbandesigncenter.com>

We need to give them to all 195 properties. Not all will show up. We a red mailing to all today.

Sent from my HTC

----- Reply message -----

From: "PRISCILLA. ALUMNI SOLIDARITY" <femology@gmail.com>

To: "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>

Cc: "Sherri Franklin" <sherri@urbandesigncenter.com>, "Jonathan Zeichner Aplacecalledhome" <jonathan@apch.org>, "Dalila The Sotelo Grpup" <dalila@TheSoteloGroup.Co>, "Vivian & Greg" <bowerssons@sbcglobal.net>, "Johnny Andrade" <jandrade@coalitionrcd.org>, "Bonnie Bubbles & Clip" <bhayslett@earthlink.net>, "Cecilia Ngo" <cngo@coalitionrcd.org>, "PK uqdah" <femology@gmail.com>, "Grant Sunoo Central Ave" <gsunoo@coalitionrcd.org>, "Dorothy Randle CD9" <dorothy.randle@lacity.org>, "James Westbrooks" <James.Westbrooks@lacity.org>, "clentie" <clentie@aol.com>, "cheifko5" <cheifko5@aol.com>, "hsteven95" <hsteven95@ymail.com>, "mred2" <mred2@earthlink.net>, "urbandesigncenter" <urbandesigncenter@icloud.com>, "Eugene Van Cise" <Eugene.VanCise@lacity.org>, "griffin" <griffin@urbandesigncenter.com>

Subject: Central Ave BID - Social Flyer

Date: Sat, Feb 21, 2015 8:16 AM

The Reception is being planned for 30-50 people. Why do we need 200 flyers.

Sent from my Verizon Wireless 4G LTE smartphone

<div>----- Original message -----</div><div>From: griffin@urbandesigncenter.com </div>  
 <div>Date:02/20/2015 4:01 PM (GMT-08:00) </div><div>To: bowerssons@sbcglobal.net,clent  
 bowers@gmail.com,Alizib@aol.com,clentie@aol.com,bhayslett@earthlink.net,jonathan@apch.  
 org,cheifko5@aol.com,femology@gmail.com,hsteven95@ymail.com,nmccleendon@sbcglobal.net,james  
 .westbrooks@lacity.org,dorothy.randle@lacity.org,curtis.earnest@lacity.org,Danishaker@  
 gmail.com,gsunoo@coalitionrcd.org,jandrade@coalitionrcd.org,cngo@coalitionrcd.org,sherri@  
 urbandesigncenter.com,dalila@thesotelogroup.co,central@urbandesigncenter.com,"Franklin, Sherri"  
 <urbandesigncenter@icloud.com> </div><div>Subject: Central Ave BID - Social Flyer </div><div>  
 </div>Hello Team,

Please find attached the final draft of the flyer for the Central Ave. BID Social. Please approve.

If there are no comments:

We will print this evening for mailing tomorrow.

Johnny please print 200 copies on Monday for the walkers.

Thank you,

Griffin

5/3/2018

City of Los Angeles Mail - Re: Central Ave BID - Social Flyer

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198



Eugene Van Cise &lt;eugene.vancise@lacity.org&gt;

---

**Re: Central Ave BID meeting re: baseline City services**

1 message

**Sherri Franklin** <sherri@urbandesigncenter.com>

Thu, Aug 7, 2014 at 1:31 PM

To: Carter Rubin &lt;carter.rubin@lacity.org&gt;, dalila@thesotelogroup.co

Cc: James.Westbrooks@lacity.org, Eugene.VanCise@lacity.org, UDC - Griffin Wright &lt;griffin@urbandesigncenter.com&gt;, Cngo@coalitionrca.org, central@urbandesigncenter.com

Hello Carter,

We are looking forward to meeting with you and welcome your input and leadership.

In addition to the resources listed on the map provided by Councilman Price's Office, we would like to explore the following:

**Funding and Resources**

- A LADOT request for a Metro Call for Project for Central Avenue infrastructure improvements
- The Metro Net Toll Road fund for 2015 fiscal year for a Central Avenue Trolley System grant request
- Funding and resources available through the City's new Economic and Workforce Development Department
- DWP funding and resources for pedestrian level lighting
- Availability of Special Parking Revenue Funding for the development of off-street parking
- A LADOT People Street Application (Will submit list of potential streets noted by the Committee)
- Contact information for any Central Avenue property owners in any city database.

**DOT Matters**

- Diagonal parking on side streets (Will provide a list of potential streets noted by the Committee)
- Implementation of a parking and traffic study
- Residential permit parking options
- Metered parking options
- Assessment of City assets available for public parking
- Street sweeping and no parking time modification options. Perhaps review a strategy to implement a local control assessment.
- Bike path concept impact and location

**Planning and Building & Safety Matters**

- Code enforcement strategies that support business development
- Facade design, signage and presentation guidelines
- Mobility planning elements slated for Central Avenue
- Streetscape Plan

**Public Works Matters**

- Alley repairs and maintenance
- Bus beach cleanliness, repairs and other street furniture managed by CBS DeCaux
- Street vendor ordinance enforcement strategies (Not sure which department is in charge of this ordinance or enforcement)
- Enforcement needed to prevent the use of public streets for marketing and selling cars (This may be a LAPD or DOT issue not sure)

And finally, for now, an assessment of the base services provided by City Departments. As you can see we are excited to have you on board.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Carter Rubin [mailto:[carter.rubin@lacity.org](mailto:carter.rubin@lacity.org)]

**Sent:** Thursday, August 7, 2014 11:49 AM

**To:** [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com), [dalila@thesotelogroup.com](mailto:dalila@thesotelogroup.com)

**Subject:** Central Ave BID meeting re: baseline City services

Hi there,

Thanks again allowing me to participate in your BID formation meetings. It's a very exciting to see it take shape and think about the improvements it can bring to the community!

I'm looking forward to our convo next **Weds 8/13 at 1pm** about measuring the existing basic services the City provides on this corridor.

To be candid, I'm not at all familiar with this process, but I do want to be completely helpful and marshal the assistance of City departments to do this work.

Before we sit down, do you have any suggestions for whom I should reach out to at our departments based on past experience? I can also reach out to other BIDs I've been in touch with.

Also, let's plan to meet at the **City Hall 3rd floor rotunda** and we can walk to my office from there (since it's hard to find). Also, I can arrange visitor parking if you send your vehicle make/model/plate.

Best,

Carter

--



**[Carter C. Rubin, M.U.R.P.](#)**

**Program Manager, Great Streets Initiative  
Office of Los Angeles Mayor Eric Garcetti  
O: 213.922.9769 | C: 310.200.1088**



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Central Ave BID**

1 message

---

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Thu, Jun 25, 2015 at 9:11 AM

To: Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>Cc: Ed Henning <[mred2@earthlink.net](mailto:mred2@earthlink.net)>, Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, "central@urbandesigncenter.com" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>, Eugene Van Cise <[Eugene.VanCise@lacity.org](mailto:Eugene.VanCise@lacity.org)>

Hi Miranda,

Does 11:00 work?

Sherri

Sent from my HTC

----- Reply message -----

From: "Miranda Paster" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>Cc: "Ed Henning" <[mred2@earthlink.net](mailto:mred2@earthlink.net)>, "Griffin Wright" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, "central@urbandesigncenter.com" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>, "Eugene Van Cise" <[Eugene.VanCise@lacity.org](mailto:Eugene.VanCise@lacity.org)>

Subject: Central Ave BID

Date: Thu, Jun 25, 2015 7:58 AM

Good Morning.

Sorry, I was out yesterday due to the flu. Can you please let me know what time you are available for a conference call today? My schedule is open.

Thank you.

On Wed, Jun 24, 2015 at 2:00 PM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

&gt; We have a conference call with them today to discuss more changes to both.

&gt;

&gt; Sent from my HTC

&gt;

&gt; ----- Reply message -----

> From: "Ed Henning" <[mred2@earthlink.net](mailto:mred2@earthlink.net)>> To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Griffin Wright" <> [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, "central@urbandesigncenter.com" <> [central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>> Cc: "Miranda Paster" <[Miranda.Paster@lacity.org](mailto:Miranda.Paster@lacity.org)>, "Eugene Van Cise LA> Clerks Office" <[Eugene.VanCise@lacity.org](mailto:Eugene.VanCise@lacity.org)>

&gt; Subject: Central Ave BID

&gt; Date: Wed, Jun 24, 2015 1:13 PM

&gt;

&gt; Any update on this Sherri? Are the MDP/ER finalized and approved? Do you need anything further from me for the ER? FYI I sent Eugene an original signed/stamped ER signature page around June 5.

&gt;

&gt; Thanks.

&gt;

&gt; Ed Henning

> Edward Henning & [Associatesmred2@earthlink.net](mailto:Associatesmred2@earthlink.net)

&gt;

&gt;

&gt; ----- Original Message -----

&gt; From: Sherri Franklin

&gt; To: Ed Henning;Griffin Wright

5/3/2018

City of Los Angeles Mail - Re: Central Ave BID

> Cc: [central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)

> Sent: 6/14/2015 11:47:37 AM

> Subject: Re: Central Ave BID.

>

>

> Hi Ed,

>

>

> Yes, we billed them last month but Eugene says he will not pay the invoice until the MDP and ER get final approval from Miranda. I hope that happens this week.

>

>

>

>

> Sherri

>

>

--

Counting my blessings - Sing and be Happy Today!

[http://clerk.lacity.org/stellent/groups/departments/@clerk\\_master\\_contributor/documents/contributor\\_web\\_content/lacityp\\_026712.png](http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Central Ave. BID - Assessments**

1 message

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**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: "griffin urbandesigncenter.com" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>  
Cc: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Wed, Feb 3, 2016 at 10:57 AM

Griffin,

Thus far we have received \$130,074.03. Our recoverable costs (4% of the total 1st year assessments) will be deducted up front.

Eugene

On Wed, Feb 3, 2016 at 10:26 AM, griffin [urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Hi Eugene,

Just following up on my last email. Are you able to provide us with a tally of how much assessment payments have been received so far for the Central Ave. BID? If possible we would like to share this at the Board Meeting tonight.

Also, are you able to provide us with a draft administration contract to share at tonight's meeting?

Thank you,  
Griffin

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

> On January 29, 2016 at 2:50 PM "griffin [urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)"

> <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

>

>

> Hello Eugene,

>

> We received the check for Deliverable #6, thank you!

>

> Do you have an update on how many Central Ave BID assessments have been  
> received

> so far? We would like to provide an update to the Committee at the next

> meeting

> on Feb. 3.

>

> Thank you,

> Griffin

>

> Griffin Wright

> Project Manager

> Urban Design Center

> 1100 S. Hope St., Ste. 103

> Los Angeles, CA 90015

> [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

> 213-448-2198

5/11/2018

City of Los Angeles Mail - Re: Central Ave. BID - Assessments



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Central Ave. BID - Ballot**

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Tue, Oct 6, 2015 at 7:44 AM

Ok. We will encourage property owners to up date their information with the county.

Sherri Franklin  
**Urban Design Center**  
(213) 447-9264 new office number  
(213) 712-9906 cell  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]  
**Sent:** Tuesday, October 6, 2015 07:38 AM  
**To:** 'Sherri Franklin'  
**Subject:** Re: Central Ave. BID - Ballot

Sherri,

I never said anything about using any list. We are required to send the ballots to the owners of record on the tax rolls. Property owners who have lost or not received their ballot may request an affidavit for a duplicate ballot by phone at [213-978-1099](tel:213-978-1099) (ask for Maria Gomez or Josie Trevizo).

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

On Mon, Oct 5, 2015 at 7:18 PM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:  
Hi Eugene,

We are concerned that some have not received their ballots. Thomas Saffron said they did not get theirs as well. I thought you were going to use our up to date list. Can we compare the addresses of record that the ballots were sent to against our mailing list so we can pinpoint who more than likely did not receive their ballot?

Sherri Franklin  
**Urban Design Center**  
(213) 447-9264 new office number  
(213) 712-9906 cell  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]  
**Sent:** Monday, October 5, 2015 08:52 AM  
**To:** 'Sherri Franklin'  
**Cc:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
**Subject:** Re: Central Ave. BID - Ballot

Sherri,

As of this morning we have 31 ballots.

Eugene

On Fri, Oct 2, 2015 at 3:30 PM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:  
Yea!

Just spoke to Ron Morris at LAUSD. He said they can't find their ballot. We will send him the info necessary to request another ballot.

[Ron.Morris@lausd.net](mailto:Ron.Morris@lausd.net)  
213-241-6470

Sherri Franklin  
**Urban Design Center**  
(213) 447-9264 new office number  
(213) 712-9906 cell  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]  
**Sent:** Friday, October 2, 2015 03:17 PM  
**To:** 'Sherri Franklin', [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
**Subject:** Re: Central Ave. BID - Ballot

The mail just came in. We now have 29 ballots.

On Fri, Oct 2, 2015 at 2:21 PM, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)> wrote:  
We already did.

On Fri, Oct 2, 2015 at 2:15 PM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:  
Well, I have to take this opportunity to engage the City to get its ballot in ASAP :-).

Sherri Franklin  
**Urban Design Center**  
(213) 447-9264 new office number  
(213) 712-9906 cell  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]  
**Sent:** Friday, October 2, 2015 12:44 PM  
**To:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
**Cc:** 'Franklin, Sherri', [central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)  
**Subject:** Re: Central Ave. BID - Ballot

26.

On Fri, Oct 2, 2015 at 11:04 AM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
<[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Hi Eugene,

Can you let us know how many ballots are in for the Central Ave. BID so far?

Thank you,

5/9/2018

City of Los Angeles Mail - Re: Central Ave. BID - Ballot

Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
[213-448-2198](tel:213-448-2198)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Central Ave. BID - Ballots**

1 message

**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Tue, Oct 13, 2015 at 7:42 AM

To: "griffin@urbandesigncenter.com" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>Cc: "Paster, Miranda" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, "Franklin, Sherri" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "central@urbandesigncenter.com" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>

We have 38 ballots as of this morning.

On Fri, Oct 9, 2015 at 1:08 PM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:  
Hello Eugene,

Can you provide an update on the number of ballots that have been received for the Central Ave. BID?

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

## Re: Central Ave. BID - Central Village Retail/Apartments

1 message

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Thu, Jul 9, 2015 at 11:54 AM

To: Cecilia Ngo <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Cc: Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, "Franklin, Sherri" <[urbandesigncenter@icloud.com](mailto:urbandesigncenter@icloud.com)>, "Yegparian, Garen" <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>, Dalila Sotelo <[dalila@thesotelogroup.co](mailto:dalila@thesotelogroup.co)>, Ana Tapia <[atapia@coalitionrcd.org](mailto:atapia@coalitionrcd.org)>, [central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)

We are drating it. They can sign both together.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Cecilia Ngo [<mailto:cngo@coalitionrcd.org>]

**Sent:** Thursday, July 9, 2015 11:48 AM

**To:** 'Sherri Franklin'

**Cc:** 'Griffin Wright', 'Dorothy Randle', 'Eugene Van Cise', 'Miranda Paster', 'Franklin, Sherri', 'Yegparian, Garen', 'Dalila Sotelo', 'Ana Tapia', [central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)

**Subject:** Re: Central Ave. BID - Central Village Retail/Apartments

That's great! Is that letter of agreement already signed by both parties? And can we have them sign the original petition now?

On Thu, Jul 9, 2015 at 11:46 AM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

No, we have to do a letter of agreement by and between both parties. The petition will remain as is.

Sent from my HTC

----- Reply message -----

From: "Cecilia Ngo" <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)>

To: "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Cc: "Dorothy Randle" <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Miranda Paster" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, "Franklin, Sherri" <[urbandesigncenter@icloud.com](mailto:urbandesigncenter@icloud.com)>, "Yegparian, Garen" <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>, "Dalila Sotelo" <[dalila@thesotelogroup.co](mailto:dalila@thesotelogroup.co)>, "Ana Tapia" <[atapia@coalitionrcd.org](mailto:atapia@coalitionrcd.org)>, "[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>

Subject: Central Ave. BID - Central Village Retail/Apartments

Date: Thu, Jul 9, 2015 11:36 AM

Good afternoon team,

Has a special petition been generated for this property yet?

Thanks,

Cecilia

On Mon, Jul 6, 2015 at 5:52 PM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <

[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

> Hello,  
>  
> We are scheduled to have a call tomorrow with Dennis Rader of the City  
> Clerk's Office to discuss how he wants to proceed with the petitions for  
> this property.  
>  
> Thank you,  
> Griffin  
>  
>  
>  
> \*Griffin WrightProject ManagerUrban Design Center\*1100 S. Hope St., Ste.  
> 103  
> Los Angeles, CA 90015  
> [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

> [213-448-2198](tel:213-448-2198)

>  
>  
> On July 6, 2015 at 3:28 PM Cecilia Ngo <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)> wrote:  
>  
> Thanks, keep me updated.

>  
> Cecilia  
>  
> On Mon, Jul 6, 2015 at 3:26 PM, Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>  
> wrote:

>  
> Cecilia, I believe there's a conference call meeting today with UD and the  
> City Clerk's office.

>  
> Dorothy C. Randle  
> Executive Director  
> CM Curren Price & the New 9th Business Resource Center  
> City of Los Angeles - Council District 9  
> 4301 S. Central Avenue  
> Los Angeles, CA 90011  
> [323 846-1815](tel:323-846-1815) Direct #  
> [323 846-1810](tel:323-846-1810)/1811 Office  
> [323 846-2651](tel:323-846-2651) Main District #  
> [dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)

>  
>  
> On Mon, Jul 6, 2015 at 3:22 PM, Cecilia Ngo <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)>  
> wrote:

>  
> Good afternoon everyone,  
>  
> I hope everyone had a wonderful holiday!  
>  
> Is there an update on the petition for the property discussed below?  
>  
> Thanks,

>  
> Cecilia

>  
> On Wed, Jul 1, 2015 at 9:28 AM, Sherri Franklin <  
> [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

>  
> Thank you!  
>  
> Sent from my HTC  
>

> ----- Reply message -----

> From: "Miranda Paster" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>

> To: "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

> Cc: "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Franklin, Sherri" <

> [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Franklin, Sherri" <

> [urbandesigncenter@icloud.com](mailto:urbandesigncenter@icloud.com)>, "[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)" <

> [central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>, "Randle, Dorothy" <

> [dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, "Ngo, Cecilia" <[cngo@coalitionrca.org](mailto:cngo@coalitionrca.org)>,

> "Sotelo, Dalila" <[dalila@thesotelogroup.co](mailto:dalila@thesotelogroup.co)>, "Yegparian, Garen" <

> [garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>

> Subject: Central Ave. BID - Central Village Retail/Apartments

> Date: Wed, Jul 1, 2015 8:46 AM

>

> Good Morning. I just spoke to Dennis. He will prepare something to try

> and assist you. After preparation, we will call you to discuss. The

> petition that as listed will not work for us. Dennis should have something

> done before the end of the day. Thank you. On Tue, Jun 30, 2015 at 11:49

> AM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

>

> > wrote:

>

> > Hello Miranda and Eugene,

> >

> > I am writing you regarding the parcels at 1315 E. 21st St. in the Central

> > Ave. BID. For the petition for this site can we modify the petition to

> > include space for two ownership entities to sign as in the attached draft

> > petition?

> >

> > There are six APN #'s covered by the two buildings on this site, and these

> > parcels are divided between two ownership entities, however the County Tax

> > Assessor shows the entire square footage of the two buildings on one

> > parcel. See attached table showing the County data for the 6 parcels.

> > Please also see the attached tax bill for Central Village Apartments LP.

> >

> > Currently we have this entire site, including assessment for building

> > square footage, lot size, and frontage, listed under one parcel

> > (5119001028) in the MDP per Garen's instructions. However the two ownership

> > entities that share these buildings want to define in writing the division

> > of the assessment to be 65% to Central Village Apartments LP and 35% to

> > Central Village Retail, LLC.

> >

> > Thank you,

> > Griffin

> >

> >

> >

> >

> > \*Griffin WrightProject ManagerUrban Design Center\*1100 S. Hope St., Ste.

> > 103

> > Los Angeles, CA 90015

> > [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

> > 213-448-2198

> >

> >

>

>

>

> --

> Counting my blessings - Sing and be Happy Today!

> [http://clerk.lacity.org/stellent/groups/departments/@clerk\\_master\\_contributor/documents/contributor\\_web\\_content/lacityp\\_026712.png](http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png)

>

>

>

>

> --  
> Cecilia Ngo | Project Manager  
>  
>  
> Coalition for Responsible Community Development (CRCD)  
> | 3101 South Grand Avenue, Los Angeles, CA 90007  
> O 213.743.6193 x351 C 714.987.0117 | [cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org) |  
> [coalitionrcd.org](http://coalitionrcd.org)  
>  
> CRCD Enterprises: [crcdent.com](http://crcdent.com)  
> Central Avenue Business Improvement District:  
> <http://www.centralavenuehistoricdistrict.org/>  
  
>  
> [image: <http://www.coalitionrcd.org%5D> <<http://www.coalitionrcd.org/?p=623>>  
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> <<https://www.youtube.com/user/CRCDSouthLA/feed>>  
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> --  
> Cecilia Ngo | Project Manager  
>  
>  
> Coalition for Responsible Community Development (CRCD)  
> | 3101 South Grand Avenue, Los Angeles, CA 90007  
> O 213.743.6193 x351 C 714.987.0117 | [cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org) |  
> [coalitionrcd.org](http://coalitionrcd.org)  
>  
> CRCD Enterprises: [crcdent.com](http://crcdent.com)  
> Central Avenue Business Improvement District:  
> <http://www.centralavenuehistoricdistrict.org/>  
>  
> [image: <http://www.coalitionrcd.org%5D> <<http://www.coalitionrcd.org/?p=623>>  
> [image: <http://facebook.com/crcdsouthla%5D> <<http://facebook.com/crcdsouthla>>  
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Cecilia Ngo | Project Manager

Coalition for Responsible Community Development (CRCD)  
| 3101 South Grand Avenue, Los Angeles, CA 90007  
O 213.743.6193 x351 C 714.987.0117 | [cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org) |  
[coalitionrcd.org](http://coalitionrcd.org)

CRCD Enterprises: [crcdent.com](http://crcdent.com)  
Central Avenue Business Improvement District:  
<http://www.centralavenuehistoricdistrict.org/>



[image: <http://www.coalitionrcd.org%5D> <<http://www.coalitionrcd.org/?p=623>>  
[image: <http://facebook.com/crcdsouthla%5D>  
<<http://facebook.com/crcdsouthla>> [image:  
[http://twitter.com/crcd\\_southla%5D](http://twitter.com/crcd_southla%5D) <[http://twitter.com/crcd\\_southla](http://twitter.com/crcd_southla)>  
<[http://instagram.com/crcd\\_southla](http://instagram.com/crcd_southla)> [image:  
<https://www.youtube.com/user/CRCDSouthLA/feed%5D>  
<<https://www.youtube.com/user/CRCDSouthLA/feed>>

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Cecilia Ngo | Project Manager

Coalition for Responsible Community Development (CRCD)

| 3101 South Grand Avenue, Los Angeles, CA 90007

O 213.743.6193 x351 C 714.987.0117 | [cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org) | [coalitionrcd.org](http://coalitionrcd.org)CRCD Enterprises: [crcdent.com](http://crcdent.com)Central Avenue Business Improvement District: <http://www.centralavenuehistoricdistrict.org/>

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Central Ave. BID - Property Owner Question**

1 message

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Wed, Oct 14, 2015 at 4:40 AM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Thanks Eugene,

When I spoke to Miranda she said she would look into the email option. That is why we inquired.

Sherri

Sent from my HTC

----- Reply message -----

From: "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>To: "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>Cc: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Subject: Central Ave. BID - Property Owner Question

Date: Tue, Oct 13, 2015 1:10 PM

Griffin,

They may not email their ballots. The acceptable means of delivery are by mail, by fax, or in person. The address and fax number you have are correct.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
213-978-1315On Tue, Oct 13, 2015 at 11:51 AM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

> Hello Eugene,  
>  
> We understand that property owners can mail, fax, or email their ballots  
> in. Is that correct?  
>  
> This is the mailing address and fax number we have. Are these correct?  
>  
> Office of the City Clerk  
> Special Assessments Section  
> 200 N. Spring Street, Room 224  
> Los Angeles, CA 90012  
> Facsimile: (213) 978-1130  
>  
> What email address can they use?  
>  
> Thank you,  
> Griffin  
>  
>  
>  
> \*Griffin WrightProject ManagerUrban Design Center\*1100 S. Hope St., Ste.  
> 103  
> Los Angeles, CA 90015  
> [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
> 213-448-2198

5/9/2018

City of Los Angeles Mail - Re: Central Ave. BID - Property Owner Question

>  
>  
> On October 13, 2015 at 8:53 AM Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
> wrote:  
>  
> We have 38 ballots as of this morning.  
>  
> On Tue, Oct 13, 2015 at 8:50 AM, Sherri Franklin <  
> [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:  
>  
> Ok. Have you received any more ballots since Friday?  
>  
> Sherri Franklin  
>  
> \*Urban Design Center \*(213) 447-9264 new office number  
> (213) 712-9906 cell  
> [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
>  
> \*"Transforming Visions into Reality"\*  
>  
>  
> -----Original Message-----  
> \*From:\* Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]  
> \*Sent:\* Tuesday, October 13, 2015 08:04 AM  
> \*To:\* [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Central Ave. BID - UDC Invoice**

1 message

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Thu, Jan 21, 2016 at 9:51 AM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>Cc: [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

Spoke to Earnest, he said he signed the invoice but will double check.

Thx.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]

**Sent:** Thursday, January 21, 2016 09:09 AM

**To:** 'Sherri Franklin'

**Cc:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

**Subject:** Re: Central Ave. BID - UDC Invoice

We're not asking them to sign an invoice. We're asking them to sign a certificate of performance. And yes, Vivian has already signed.

On Thu, Jan 21, 2016 at 8:54 AM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

Hi Eugene,

Does the invoice need a signature from Vivian still? If so I will let her know.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]

**Sent:** Thursday, January 21, 2016 07:20 AM

**To:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

**Cc:** 'Franklin, Sherri'

**Subject:** Re: Central Ave. BID - UDC Invoice

Not yet.

On Wed, Jan 20, 2016 at 2:41 PM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Hello Eugene,

5/11/2018

City of Los Angeles Mail - Re: Central Ave. BID - UDC Invoice

We spoke to CD 9 about our invoice for Deliverable 6. They said they would sign off on it and forward it to you. Have you received the invoice approval from them?

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**

**Urban Design Center**

1100 S. Hope St., Ste. 103

Los Angeles, CA 90015

[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

[213-448-2198](tel:213-448-2198)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Central Ave. BID - UDC Invoice**

1 message

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**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: "griffin urbandesigncenter.com" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Thu, Jan 28, 2016 at 11:07 AM

Griffin,

Our accounting clerk received the completed certificate of performance on 1/22/16.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)On Thu, Jan 28, 2016 at 10:42 AM, griffin [urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:  
Hi Eugene,Have you received the certificate of performance from CD9 for our Central Ave.  
BID invoice?Thank you,  
GriffinGriffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
[213-448-2198](tel:213-448-2198)> On January 21, 2016 at 9:09 AM Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
> wrote:

&gt;

&gt;

> We're not asking them to sign an invoice. We're asking them to sign a  
> certificate of performance. And yes, Vivian has already signed.

&gt;

> On Thu, Jan 21, 2016 at 8:54 AM, Sherri Franklin <  
> [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

&gt;

&gt;&gt; Hi Eugene,

&gt;&gt;

>> Does the invoice need a signature from Vivian still? If so I will let her  
>> know.

&gt;&gt;

&gt;&gt; Sherri Franklin

&gt;&gt;

&gt;&gt; \*Urban Design Center \*(213) 447-9264

>> <[https://webmail.networksolutionsemail.com/edgedesk/cgi-bin/tel:\(213\)%20447-9264](https://webmail.networksolutionsemail.com/edgedesk/cgi-bin/tel:(213)%20447-9264)>

&gt;&gt; new office number

&gt;&gt; (213) 712-9906

>> <[https://webmail.networksolutionsemail.com/edgedesk/cgi-bin/tel:\(213\)%20712-9906](https://webmail.networksolutionsemail.com/edgedesk/cgi-bin/tel:(213)%20712-9906)>

&gt;&gt; cell

>> [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

&gt;&gt;

&gt;&gt; \*"Transforming Visions into Reality"\*

&gt;&gt;

> >  
> > -----Original Message-----  
> > \*From:\* Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]  
> > \*Sent:\* Thursday, January 21, 2016 07:20 AM  
> > \*To:\* [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
> > \*Cc:\* 'Franklin, Sherri'  
> > \*Subject:\* Re: Central Ave. BID - UDC Invoice  
> >  
> > Not yet.  
> >  
> > On Wed, Jan 20, 2016 at 2:41 PM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <  
> > [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:  
> >  
> >> Hello Eugene,  
> >>  
> >> We spoke to CD 9 about our invoice for Deliverable 6. They said they  
> >> would sign off on it and forward it to you. Have you received the invoice  
> >> approval from them?  
> >>  
> >> Thank you,  
> >> Griffin  
> >>  
> >>  
> >>  
> >> \*Griffin WrightProject ManagerUrban Design Center\*1100 S. Hope St., Ste.  
> >> 103  
> >> Los Angeles, CA 90015  
> >> [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
> >> [213-448-2198](tel:213-448-2198) <#-787830354\_>  
> >>  
> >>  
> >  
> >

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Central Ave. BID - Ballots**

1 message

**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Tue, Oct 13, 2015 at 7:42 AM

To: "griffin@urbandesigncenter.com" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>Cc: "Paster, Miranda" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, "Franklin, Sherri" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "central@urbandesigncenter.com" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>

We have 38 ballots as of this morning.

On Fri, Oct 9, 2015 at 1:08 PM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:  
Hello Eugene,

Can you provide an update on the number of ballots that have been received for the Central Ave. BID?

Thank you,  
Griffin

**Griffin Wright****Project Manager****Urban Design Center**

1100 S. Hope St., Ste. 103

Los Angeles, CA 90015

[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

213-448-2198



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Central Avenue Ballots**

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Fri, Oct 16, 2015 at 3:11 PM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>Cc: [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), Ana Tapia <[atapia@coalitionrcd.org](mailto:atapia@coalitionrcd.org)>, Bowers Sons Cleaners Bowers Sons Cleaners <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>, Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>

Thanks. We are following up on our petition supporters.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]**Sent:** Friday, October 16, 2015 02:51 PM**To:** 'Sherri Franklin'**Cc:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), 'Ana Tapia',

'Bowers Sons Cleaners Bowers Sons Cleaners', 'Dorothy Randle'

**Subject:** Central Avenue Ballots

Sherri,

We now have 43 ballots.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

[213-978-1315](tel:213-978-1315)



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

## Re: Central Avenue Ballots

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Mon, Oct 26, 2015 at 1:46 PM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Cc: [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), Bowers Sons Cleaners Bowers Sons Cleaners <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>, Ana Tapia <[atapia@coalitioncd.org](mailto:atapia@coalitioncd.org)>, Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>

Wow! Thanks.

Do you have any comments on the MDP or ER?

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [<mailto:eugene.vancise@lacity.org>]

**Sent:** Monday, October 26, 2015 09:54 AM

**To:** 'Sherri Franklin'

**Cc:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), 'Bowers Sons Cleaners Bowers Sons Cleaners', 'Ana Tapia', 'Dorothy Randle'

**Subject:** Central Avenue Ballots

Sherri,

We have 51 ballots as of this morning.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

## Re: Central Avenue BID Ballots

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Thu, Oct 15, 2015 at 8:43 AM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Cc: [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), Ana Tapia <[atapia@coalitionrcd.org](mailto:atapia@coalitionrcd.org)>, Bowers Sons Cleaners Bowers Sons Cleaners <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>, Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>

Thank you! We are following up with all the petition supporters.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]

**Sent:** Thursday, October 15, 2015 08:25 AM

**To:** 'Sherri Franklin'

**Cc:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), 'Ana Tapia',  
'Bowers Sons Cleaners Bowers Sons Cleaners', 'Dorothy Randle'

**Subject:** Central Avenue BID Ballots

Sherri,

As of this morning we have received 42 ballots.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Central Avenue BID Consultant Contract**

1 message

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**griffin@urbandesigncenter.com** <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Fri, May 2, 2014 at 8:04 AM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Good Morning Eugene,

When I go to the "Company Documents" section of the LABAVN site, I do not see anywhere to upload the ADA form. It has a section showing the 5 Company Compliance Documents that we have already uploaded, and it has a section called Other Documents with a form called "California Iran Contracting Act of 2010" available to download.

I can't see where to upload the ADA form.

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

-----Original Message-----

**From:** Eugene Van Cise [<mailto:eugene.vancise@lacity.org>]

**Sent:** Thursday, May 1, 2014 09:51 AM

**To:** 'Sherri Franklin', [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

**Subject:** Central Avenue BID Consultant Contract

Sherri,

Your consultant contract for the Central Avenue BID has been attested. Your contract number is C-123877. A signed original will be mailed to you.

Please download the attached ADA document to your BAVN profile at your earliest convenience.

Please contact me if you should have any questions.

Eugene Van Cise  
Management Analyst  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Central Avenue BID Consultant Interviews**

1 message

---

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Thu, Feb 20, 2014 at 12:55 PM

Thank you.

Sherri Franklin  
**Urban Design Center**  
(213) 447-9264 new office number  
(213) 712-9906 cell  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]  
**Sent:** Thursday, February 20, 2014 07:35 AM  
**To:** 'Sherri Franklin'  
**Cc:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), [dalila@thesotelogroup.com](mailto:dalila@thesotelogroup.com)  
**Subject:** Re: Central Avenue BID Consultant Interviews

Dear Ms. Franklin,

Your interview reservation for 12 noon on February 27, 2014 is confirmed. We look forward to seeing you.

Eugene Van Cise  
Management Analyst  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

On Wed, Feb 19, 2014 at 7:46 PM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

Hello Mr. Van Cise,

Thank you so much for the opportunity to interview. We would like the 12:00 noon slot if that time is still available.

Sherri Franklin  
**Urban Design Center**  
(213) 447-9264 new office number  
(213) 712-9906 cell  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]  
**Sent:** Wednesday, February 19, 2014 03:56 PM  
**To:** [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
**Cc:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), [dalila@thesotelogroup.com](mailto:dalila@thesotelogroup.com)  
**Subject:** Central Avenue BID Consultant Interviews

Dear Ms. Franklin,

The consultant interviews for the proposed Central Avenue Business Improvement District will held on Thursday, February 27, 2014. The interviews will held at the Central Avenue Constituent Services Center, 4301 S. Central Avenue, Los Angeles, CA 90011.

The interview times are 10:30 am and 12 noon, and will be reserved on a first-come, first-served basis.

Each consultant will have one hour and 15 minutes. You may make an opening presentation, but it should not exceed 25 minutes, including set-up time. There will electrical outlets and a place to project a power point presentation, but you must bring your own equipment, including an extension cord if needed.

Please contact me to reserve an interview time, or if you should have any questions.

Eugene Van Cise  
Management Analyst  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Central Avenue BID**

1 message

---

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Thu, Oct 15, 2015 at 8:44 AM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), Sherri Franklin  
<[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Yes, we are trying to get Ed to get it done.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]**Sent:** Thursday, October 15, 2015 08:23 AM**To:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), 'Sherri Franklin'**Subject:** Central Avenue BID

Griffin,

We need a revised MDP/ER Central Avenue that reflects the new assessment totals as soon as possible. The public hearing is only 12 days away.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

## Re: Central Avenue BID

1 message

---

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Tue, Apr 19, 2016 at 8:48 PM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Cc: UDC - Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, [bid@centralavenuehistoricdistrict.org](mailto:bid@centralavenuehistoricdistrict.org)

Hi Eugene,

Attached please find the BTRC confirmation for CAHD.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [<mailto:eugene.vancise@lacity.org>]

**Sent:** Tuesday, April 19, 2016 08:34 AM

**To:** 'Sherri Franklin'

**Subject:** Central Avenue BID

Sherri,

Did the Central Avenue Historic BID obtain a Business Tax Registration Certificate? If so, please email a copy to me. They were supposed to send me a copy of their BTRC with the signed contract.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

---

### 2 attachments



**CAHD BTRC Confirmation Letter.pdf**

393K



**CAHD BTRC exemption request.pdf**

504K



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Central Avenue Consultant Meeting**

1 message

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Wed, Mar 18, 2015 at 4:17 PM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, "rosemary.hinkson@lacity.org" <[rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>Cc: rosemary.hinkson@lacity.org, Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Thank you.

Griffin and I will be there.

Sherri

Sent from my HTC

----- Reply message -----

From: "[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>To: "[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, "[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "[rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)" <[rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>, "[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>Cc: <[rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>, <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Subject: Central Avenue Consultant Meeting

Date: Wed, Mar 18, 2015 3:43 PM

We will be meeting to review the Central Avenue 1st draft MDP/ER.

You have been invited to the following event.

Title: Central Avenue Consultant Meeting

When: Fri Mar 20, 2015 8am - 10am Pacific Time

Who:

\* Eugene Van Cise - organizer

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Central Avenue Feasibility Study**

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
Cc: [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

Fri, Aug 8, 2014 at 2:08 PM

Will do! Thanks.

Sherri Franklin  
**Urban Design Center**  
(213) 447-9264 new office number  
(213) 712-9906 cell  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]  
**Sent:** Friday, August 8, 2014 01:53 PM  
**To:** 'Sherri Franklin'  
**Cc:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
**Subject:** Central Avenue Feasibility Study

Sherri,

After reviewing the feasibility study, I think it should be fine. I would suggest adding a signed cover letter which references contract number C-123877 and Deliverable 1 of said contract.

Eugene Van Cise  
Management Analyst  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

## Re: Central Avenue Historic BID Ballots

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Wed, Sep 9, 2015 at 12:22 PM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

Cc: Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, Ana Tapia <[atapia@coalitionrcd.org](mailto:atapia@coalitionrcd.org)>, Bowers Sons Cleaners Bowers Sons Cleaners <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>

Super awesome!

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [<mailto:eugene.vancise@lacity.org>]

**Sent:** Wednesday, September 9, 2015 12:11 PM

**To:** 'Sherri Franklin', [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

**Cc:** 'Dorothy Randle', 'Ana Tapia', 'Bowers Sons Cleaners Bowers Sons Cleaners'

**Subject:** Central Avenue Historic BID Ballots

Sherri,

The ballots for the Central Avenue Historic BID were placed in the mail today. In a few days you can begin calling on property owners to fill out and return their ballots. The public hearing date is October 27, 2015 and the ballots must be returned by then to be counted.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

(213) 978-1315

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Central Avenue Historic BID Invoice**

1 message

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Tue, Dec 8, 2015 at 10:00 AM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Curtis Earnest <[Curtis.Earnest@lacity.org](mailto:Curtis.Earnest@lacity.org)>, James Westbrooks <[james.westbrooks@lacity.org](mailto:james.westbrooks@lacity.org)>Cc: Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Thanks Eugene!

Hi Curtis and James. Please see below.

"Onward &amp; Upward"

Sherri

Sent from my HTC

----- Reply message -----

From: "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>To: "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>Cc: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Subject: Central Avenue Historic BID Invoice

Date: Tue, Dec 8, 2015 9:52 AM

Griffin,

The certificate of performance for the 5th invoice for Central Avenue has been emailed to James Westbrooks for review and signature.

At this point you may also submit an invoice for Deliverable 6. Please include the articles of incorporation and the exemption letter from the IRS.

Please contact me if you should have any questions.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

(213) 978-1315

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Central Avenue Historic BID**

1 message

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Thu, Aug 27, 2015 at 3:46 PM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>Cc: [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, Ana Tapia <[atapia@coalitionrcd.org](mailto:atapia@coalitionrcd.org)>

Thanks Eugene.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]**Sent:** Thursday, August 27, 2015 12:15 PM**To:** 'Sherri Franklin'**Cc:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), 'Dorothy Randle', 'Ana Tapia'**Subject:** Re: Central Avenue Historic BID

Sherri,

I just received an email informing me that the Central Avenue Historic BID has been moved to the Council meeting of Wednesday, September 2, 2015.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

[\(213\) 978-1315](tel:(213)978-1315)On Thu, Aug 20, 2015 at 11:34 AM, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)> wrote:

Sherri,

The Central Avenue Historic BID will go before Council on Tuesday, September 1, 2015.

Eugene

On Wed, Aug 19, 2015 at 8:39 AM, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)> wrote:

Sherri,

The Clerk Report, Management District Plan, Engineer's Report and Ordinance of Intention for the Central Avenue Historic BID are now posted on the City Clerk's Council File Management System under Council File 13-0770 ( <http://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=13-0770> ).

This item has been referred to the Economic Development Committee. I will keep you posted on its progress.

Eugene Van Cise

5/3/2018

City of Los Angeles Mail - Re: Central Avenue Historic BID

Management Analyst II

Office of the City Clerk

[\(213\) 978-1315](tel:(213)978-1315)



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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## Re: Central Avenue Historic BID

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Wed, Oct 28, 2015 at 11:18 AM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Bowers Sons Cleaners Bowers Sons Cleaners <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>

Cc: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, griffin@urbandesigncenter.com, Ana Tapia <[atapia@coalitionrca.org](mailto:atapia@coalitionrca.org)>, Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>

Thank you Eugene!

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]

**Sent:** Wednesday, October 28, 2015 10:25 AM

**To:** 'Bowers Sons Cleaners Bowers Sons Cleaners'

**Cc:** 'Sherri Franklin', [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), 'Ana Tapia', 'Dorothy Randle'

**Subject:** Central Avenue Historic BID

Vivian,

Congratulations! The ordinance establishing the Central Avenue Historic Business Improvement District was adopted by the City Council this morning. The ballots were 78.65% in support and 21.35% opposed (see attachment for detailed results).

The ordinance will become effective on the 31st day after it is published (approximately 40 days from now). At that time we can mail out the assessment bills and you will be able to enter into a contract with the City to administer the BID.

Please contact me if you should have any questions.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

(213) 978-1315

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Central Avenue Historic BID**

1 message

---

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Wed, Oct 28, 2015 at 4:02 PM

To: Jonathan Zeichner <[jonathan@apch.org](mailto:jonathan@apch.org)>, Bowers Sons Cleaners Bowers Sons Cleaners <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>Cc: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), Ana Tapia <[atapia@coalitioncd.org](mailto:atapia@coalitioncd.org)>, Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, Dani Shaker <[danishaker@gmail.com](mailto:danishaker@gmail.com)>, Dalila Sotelo <[dalila@thesotelogroup.co](mailto:dalila@thesotelogroup.co)>

Have to give a BIG SHOUT OUT to Griffin and ED for crunching the numbers and working so diligently on the Management District Plan and Engineer's Report!

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Jonathan Zeichner [<mailto:jonathan@apch.org>]**Sent:** Wednesday, October 28, 2015 11:23 AM**To:** 'Bowers Sons Cleaners Bowers Sons Cleaners'**Cc:** 'Eugene Van Cise', 'Sherri Franklin', [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com), 'Ana Tapia', 'Dorothy Randle', 'Dani Shaker', 'Dalila Sotelo'**Subject:** Re: Central Avenue Historic BID

Thanks, Eugene.

Congratulations and thanks to everyone who has worked for nearly two years on this, and special thanks to Sherri and Delilah and everyone at UDC.

Now the real work begins!

Vivian, suggest we compose a letter to our constituents.

Jonathan

**Jonathan Zeichner** | Executive Director**A PLACE CALLED HOME** | 2830 S. Central Avenue | Los Angeles | CA | 90011p. [323-232-7653](tel:323-232-7653) x 2221 | m. 310-866-3227 | f. [323-232-0139](tel:323-232-0139)[www.apch.org](http://www.apch.org)[jonathan@apch.org](mailto:jonathan@apch.org)





*Changing the World Starts at Home*

On Wed, Oct 28, 2015 at 10:48 AM, Bowers Sons Cleaners Bowers Sons Cleaners <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)> wrote:

Good morning Eugene,

Thank You!

This is wonderful and welcomed news for our community. On the behalf of the BID Steering Committee, I'd like to thank you for faucilitating the process and helping us bring the Central Avenue Historic Business Improvement District BID to fruition.

Thank you once again. We look forward to great new beginngs on Historic Central Avenue!

Sincerely,

*Vivian Bowers, Board Predident  
Central Avenue Historic Business improvement District*

~

*Vivian Bowers, President & CEO*  
Bowers & Sons Cleaners  
P [213.749.3237](tel:213.749.3237) F [213.748.4338](tel:213.748.4338)

2509 S Central Ave. LA CA 90011

**"Heads Above The Rest"**

[www.bowersandsonscleaners.com](http://www.bowersandsonscleaners.com)

---

On Wednesday, October 28, 2015 10:26 AM, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)> wrote:

Vivian,

Congratulations! The ordinance establishing the Central Avenue Historic Business Improvement District was adopted by the City Council this morning. The ballots were 78.65% in support and 21.35% opposed (see attachment for detailed results).

The ordinance will become effective on the 31st day after it is published (approximately 40 days from now). At that time we can mail out the assessment bills and you will be able to enter into a contract with the City to administer the BID.

Please contact me if you should have any questions.

Eugene Van Cise

5/9/2018

City of Los Angeles Mail - Re: Central Avenue Historic BID

Management Analyst II  
Office of the City Clerk  
(213) 978-1315

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Central Avenue Historic BID**

1 message

---

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Mon, Nov 16, 2015 at 2:49 PM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Bowers Sons Cleaners Bowers Sons Cleaners  
<[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>Cc: UDC - Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

We have a phone number for the BID attached to the website. Griffin can send it.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]**Sent:** Monday, November 16, 2015 02:46 PM**To:** 'Bowers Sons Cleaners Bowers Sons Cleaners'**Cc:** 'Sherri Franklin'**Subject:** Central Avenue Historic BID

Vivian,

I need a phone number for the Central Avenue Historic BID so we can set up an account with the Controller's Office. Be advised that this phone number will go on the assessment bills when they are sent out, so you probably don't want to use your personal cell phone number.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

[\(213\) 978-1315](tel:(213)978-1315)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Central Avenue Historic BID**

1 message

---

**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: bowersssons <[bowersssons@sbcglobal.net](mailto:bowersssons@sbcglobal.net)>

Wed, Dec 16, 2015 at 3:19 PM

Vivian,

Any progress on this?

Eugene

On Tue, Dec 1, 2015 at 2:38 PM, bowersssons <[bowersssons@sbcglobal.net](mailto:bowersssons@sbcglobal.net)> wrote:  
Eugene,

I will advise shortly as I am touching bases with Sherrie.

Thank you.

Vivian

Sent via the Samsung Galaxy Note® 3, an AT&amp;T 4G LTE smartphone

----- Original message -----

From: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Date: 12/01/2015 8:49 AM (GMT-08:00)

To: Bowers Sons Cleaners Bowers Sons Cleaners <[bowersssons@sbcglobal.net](mailto:bowersssons@sbcglobal.net)>Cc: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Subject: Central Avenue Historic BID

Vivian,

I am preparing the administration contract for the Central Avenue Historic BID and I need the following information:

1. The complete address, phone number and fax number for the BID.
2. The names and titles of the two corporate officers who will be signing on behalf of the non-profit corporation.

Please contact me if you should have any questions.

Eugene Van Cise

Management Analyst II

Office of the City Clerk

[\(213\) 978-1315](tel:(213)978-1315)



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

## Re: Central Avenue MDP ER

1 message

---

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Mon, Apr 6, 2015 at 5:17 PM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Cc: Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>

After 12:00 pm works well.

Sent from my HTC

----- Reply message -----

From: "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Cc: "Dorothy Randle" <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>

Subject: Central Avenue MDP ER

Date: Mon, Apr 6, 2015 2:44 PM

Sherri,

Please let me know when you and Griffin will be available tomorrow for a meeting to discuss revisions to the Central Avenue BID MDP/ER.

Eugene Van Cise  
Management Analyst  
Office of the City Clerk  
213-978-1315

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>**Re: Central Avenue MDP/ER**

1 message

**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
 To: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Thu, Apr 30, 2015 at 3:05 PM

We will call you at 4:00 pm.

On Thu, Apr 30, 2015 at 2:33 PM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

We can use this conference number:

[605-475-4000](tel:605-475-4000)

Code: 510436

Sent from my HTC

----- Reply message -----

From: "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
 To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
 Subject: Central Avenue MDP/ER  
 Date: Thu, Apr 30, 2015 1:46 PM

Yes, we can do a conference call. What number can we reach you at?

On Thu, Apr 30, 2015 at 1:43 PM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

> Ok. Can we conf call?

>

> Sent from my HTC

>

> ----- Reply message -----

> From: "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
 > To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
 > Subject: Central Avenue MDP/ER  
 > Date: Thu, Apr 30, 2015 1:32 PM

>

> Yes.

>

> On Thu, Apr 30, 2015 at 12:50 PM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

>

> > Are more changes needed?

> >

> > Sherri Franklin

> >

> > \*Urban Design Center \*(213) 447-9264 new office number

> > (213) 712-9906 cell

> > [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

> >

> > \*"Transforming Visions into Reality"\*

> >

> >

> > -----Original Message-----

> > \*From:\* Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]

> > \*Sent:\* Thursday, April 30, 2015 07:51 AM

> > \*To:\* 'Sherri Franklin', [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

> > \*Subject:\* Central Avenue MDP/ER

> >

> > Sherri,

5/3/2018

City of Los Angeles Mail - Re: Central Avenue MDP/ER

> >  
> > We need to schedule a meeting to discuss the latest draft of the Central  
> > Avenue MDP/ER. Miranda is available at 4 pm today. Otherwise, we need to  
> > set up a time for Monday.  
> >  
> > Eugene Van Cise  
> > Management Analyst  
> > Office of the City Clerk  
> > [213-978-1315](tel:213-978-1315) <#14d0be196ed63fa0\_>  
> >  
> >  
>  
>  
>  
>

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: City Petitions**

1 message

---

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Mon, May 4, 2015 at 12:48 PM

To: Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Directly to Eugene. You can keep the address the same. Please email the City petition. We don't have to mail to him.

Sent from my HTC

----- Reply message -----

From: "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Subject: City Petitions

Date: Mon, May 4, 2015 12:08 PM

Hello Eugene,

Should we mail the petitions directly to you or to Holly Wolcott? This is the address I have currently:

Holly L. Wolcott, City Clerk  
C/O Eugene Van Cise  
City of Los Angeles Office of the City Clerk  
200 N. Spring Street, Room 360  
Los Angeles, CA 90012

Thank you,  
Griffin

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

> On April 23, 2015 at 12:18 PM Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
> wrote:  
>  
> Sherri,  
>  
> I checked with Dennis Rader as to the properties for which the City Clerk  
> will be signing the petition. Of the parcels listed on page 27 of the MDP, she  
> will be signing for the first 11 listed (City of Los Angeles, Fire Department  
> and LAPD). All of these parcels should be listed on the same petition with the  
> legal owner shown as City of Los Angeles.  
>  
> Eugene Van Cise  
> Management Analyst  
> Office of the City Clerk  
> 213-978-1315  
>





Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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## Re: Documents for BAVN

1 message

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**griffin@urbandesigncenter.com** <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Wed, Apr 2, 2014 at 5:36 PM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Cc: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

OK, thank you. I have uploaded all 5 documents to UDC's profile on LABAVN.

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

-----Original Message-----

**From:** Eugene Van Cise [<mailto:eugene.vancise@lacity.org>]

**Sent:** Wednesday, April 2, 2014 02:45 PM

**To:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

**Cc:** 'Sherri Franklin'

**Subject:** Documents for BAVN

Griffin,

The attached documents need to be uploaded to your company's profile on BAVN.

Please contact me if you should have any questions or need assistance.

Eugene Van Cise  
Management Analyst  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

## Re: Final Revisions to the MDP and ER and Petition Approval!

1 message

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Mon, Apr 27, 2015 at 4:29 PM

To: Vivian Bowers <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>, Cecilia Ngo <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)>
 Cc: Ken Orduna <[cheifko5@aol.com](mailto:cheifko5@aol.com)>, Noreen <[nmcclendon@sbcglobal.net](mailto:nmcclendon@sbcglobal.net)>, Grant Sunoo <[gsunoo@coalitionrcd.org](mailto:gsunoo@coalitionrcd.org)>, Patrice Fisher <[pmfisher@ca.rr.com](mailto:pmfisher@ca.rr.com)>, Jonathan Zeichner <[jonathan@apch.org](mailto:jonathan@apch.org)>, Johnny Andrade <[jandrade@coalitionrcd.org](mailto:jandrade@coalitionrcd.org)>, Alice Bowers <[Alizib@aol.com](mailto:Alizib@aol.com)>, Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, James Westbrooks <[james.westbrooks@lacity.org](mailto:james.westbrooks@lacity.org)>, Priscilla Al uqdah <[femology@gmail.com](mailto:femology@gmail.com)>, Dalila Sotelo <[Dalila@thesotelogroup.co](mailto:Dalila@thesotelogroup.co)>, Curtis Earnest <[Curtis.Earnest@lacity.org](mailto:Curtis.Earnest@lacity.org)>, "Dr. Bassett Brown" <[bbrown.md@gmail.com](mailto:bbrown.md@gmail.com)>, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, central@urbandesigncenter.com

Dorothy and I just met with Velma Marshall at METRO. Good news, the board does not need to approve the petition or ballot. Per METRO's policy, their CEO can sign for BID assessments below a certain amount. The CA Historic BID qualifies :-).

Ms. Marshall expects to be able to review and approve the petition next week. We will get her the information she needs this week.

"Onward & Upward"

Sherri

Sent from my HTC

----- Reply message -----

From: "bowerssons" <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>

To: "Cecilia Ngo" <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)>, "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Cc: "Kenneth Orduna" <[cheifko5@aol.com](mailto:cheifko5@aol.com)>, "Noreen McClendon" <[nmcclendon@sbcglobal.net](mailto:nmcclendon@sbcglobal.net)>, "Grant M. Sunoo" <[gsunoo@coalitionrcd.org](mailto:gsunoo@coalitionrcd.org)>, "Patrice Fisher" <[pmfisher@ca.rr.com](mailto:pmfisher@ca.rr.com)>, "Jonathan Zeichner" <[jonathan@apch.org](mailto:jonathan@apch.org)>, "Johnny Andrade" <[jandrade@coalitionrcd.org](mailto:jandrade@coalitionrcd.org)>, "Alizib" <[Alizib@aol.com](mailto:Alizib@aol.com)>, "dorothy randle" <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, <[lpv@urbandesigncenter.com](mailto:lpv@urbandesigncenter.com)>, "Miranda Paster" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, "Griffin Wright" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, "James Westbrooks" <[james.westbrooks@lacity.org](mailto:james.westbrooks@lacity.org)>, "Priscilla Al uqdah" <[femology@gmail.com](mailto:femology@gmail.com)>, "Dalila Sotelo" <[Dalila@thesotelogroup.co](mailto:Dalila@thesotelogroup.co)>, "Curtis Earnest" <[Curtis.Earnest@lacity.org](mailto:Curtis.Earnest@lacity.org)>, "Dr. Bassett Brown" <[bbrown.md@gmail.com](mailto:bbrown.md@gmail.com)>, "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Subject: Final Revisions to the MDP and ER and Petition Approval!

Date: Mon, Apr 27, 2015 2:15 PM

Fabulous.

Does that include the church?

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

<div>----- Original message -----</div><div>From: Cecilia Ngo <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)> </div>  
<div>Date:04/27/2015 12:22 PM (GMT-08:00) </div><div>To: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> </div><div>Cc: Kenneth Orduna <[cheifko5@aol.com](mailto:cheifko5@aol.com)>,Noreen McClendon <[nmcclendon@sbcglobal.net](mailto:nmcclendon@sbcglobal.net)>,"Grant M. Sunoo" <[gsunoo@coalitionrcd.org](mailto:gsunoo@coalitionrcd.org)>,Patrice Fisher <[pmfisher@ca.rr.com](mailto:pmfisher@ca.rr.com)>,Jonathan Zeichner <[jonathan@apch.org](mailto:jonathan@apch.org)>,Johnny Andrade <[jandrade@coalitionrcd.org](mailto:jandrade@coalitionrcd.org)>,Alizib <[Alizib@aol.com](mailto:Alizib@aol.com)>,dorothy randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>,lpv@urbandesigncenter.com,Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>,Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>,James Westbrooks <[james.westbrooks@lacity.org](mailto:james.westbrooks@lacity.org)>,Priscilla Al uqdah <[femology@gmail.com](mailto:femology@gmail.com)>,Dalila Sotelo <[Dalila@thesotelogroup.co](mailto:Dalila@thesotelogroup.co)>,Curtis Earnest <[Curtis.Earnest@lacity.org](mailto:Curtis.Earnest@lacity.org)>,"Dr. Bassett Brown" <[bbrown.md@gmail.com](mailto:bbrown.md@gmail.com)>,Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>,Bowers Sons Cleaners Bowers So <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)> </div><div>Subject: Re: Final Revisions to the MDP and ER and Petition Approval! </div><div>  
</div>Great news! We got commitment from three more property owners in Friday so it's at 43% now!

On Apr 27, 2015 12:16 PM, "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

[https://mail.google.com/mail/u/0/?ui=2&ik=36a6ec12e9&jsver=TV2A1ycJovk.en.&cbl=gmail\\_fe\\_180426.14\\_p3&view=pt&q=sherri%40urbandesigncenter.com&q=tr](https://mail.google.com/mail/u/0/?ui=2&ik=36a6ec12e9&jsver=TV2A1ycJovk.en.&cbl=gmail_fe_180426.14_p3&view=pt&q=sherri%40urbandesigncenter.com&q=tr)

5/3/2018

City of Los Angeles Mail - Re: Final Revisions to the MDP and ER and Petition Approval!

Hello Central Avenue BID Committee,

Griffin, Dorothy and I met with Eugene on Thursday and received the FINAL minor comments on the MDP and ER and permission to go out to Petition! Yea!

Griffin is making the edits to the ER for ED's review and approval by tomorrow am. We will circulate the final to all.

We will then move on to prepare the petitions. Griffin will prepare a petition for each owner with the sum total of all the parcels they own within the proposed district.

Eugene wants us to get the petitions to him as we go and he will facilitate the City's signature for 11 parcels! We hope each of the committee members will sign immediately and then assist with additional signatures.

The Council Office has been doing an excellent job closing the deal with several property owners. I believe we are at 41% support. Need 10% more to go!

Dorothy and I will meet with Metro today at 2:00 pm.

"Onward & Upward"

Sherri

Sent from my HTC

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Fwd: FW: CENTRAL AVE. BID**

1 message

**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Wed, May 6, 2015 at 9:15 AM

To: "griffin@urbandesigncenter.com" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>Cc: "Yegparian, Garen" <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>, "Paster, Miranda" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, "Hinkson, Rosemary" <[rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>

Griffin,

Re: Changes to the Central Avenue MDP, ER and Database

Since you have already started collecting petitions, you must be careful about how you incorporate any changes to the MDP, ER and database. Be advised that any changes you make at this point must not increase the assessment of any other parcel owners or you will need to have them sign new petitions. It is acceptable if the actual percentage is different from what is shown on the petition, but the dollar amount must not increase.

Once you have made the changes, you may want to have your engineer recheck all the calculations to avoid any further problems.

Also be advised that we will calculate the petition level based on the actual percentages.

Eugene Van Cise  
Management Analyst  
Office of the City Clerk  
213-978-1315

On Tue, May 5, 2015 at 4:34 PM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Hello Garen and Eugene,

As a follow up to my last email about the Central Ave. BID parcel database, there is another item to notify you about. We have removed parcel 5114022003 from the database because it does not front directly on Central Ave. and is does not contain a building that fronts onto Central. This reduces the total assessment to \$432,701.99 (see attached new database).

I am making the changes to the MDP and ER.

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

On May 5, 2015 at 4:13 PM "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Hello Garen,

I have a question for you regarding some parcels in the Central Ave. BID. We received the forwarded email below from the representative of parcels 5119-001-032 and 5119-001-033. As you can see she seems to be indicating that the parcels for that site have the following data:

APNs: 5119-001-032 5119-001-033

Owner: Central Village Apartments, LP  
Address: 1315 E. 21st Street  
Building area: ~76,700 sq ft residential

APNs: 5119-001-028, 5119-001-029, 5119-001-030  
Owner: Central Village Retail, LLC  
Address: 2000 S. Central Ave.  
Building Area: ~117,200 sq ft retail (including the subterranean parking garage)

She seems to be saying that there is 193,900 sq. ft. of total building.

This differs from the information you provided in your email from 3/5/2015. In that email you stated:

"For 5119-001-028, because one of the available maps on line was wrong (based on my conversation with the county), I just want to confirm that it is understood that all the square footage and frontage associated with -028, -029, -030, -031, -032, & -033 are being attributed to -028. I get 76587sf for the parcel area, which differs from your figure, and 315'/438' for the Central/other frontage, respectively, which is missing in your figures. I will forward the correct maps for the -028 cluster immediately after sending this message."

Also I have been using 124,415 sq. ft. for the building area which you ok'd.

How do we resolve the difference in numbers and APN's between your information and the information provided by the owner representative?

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

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**From:** [Zoe Ellas](#)  
**Sent:** 5/5/2015 10:21 AM  
**To:** [Dalila Sotelo](#)  
**Subject:** RE: CENTRAL AVE.

Hi Dalila, I've been meaning to follow up with you since I met with Councilmember Price – I thought our meeting went very well, too. It would be great if you stopped by. I should be in all day today and tomorrow, and next week Monday is open, too. If any of those work with your schedule, let me know.

I received the proposed petition in an email from Cecilia Ngo yesterday, and we need to clarify a few things before signing. Central Village Apartments, LP (which I represent) owns APNs 5119-001-032 and -033, which include a total of ~76,700 square feet of building area. The residential address is 1315 E. 21<sup>st</sup> Street. Central Village Retail, LLC (which my partner represents) owns APNs 5119-001-028 through -030, which include ~117,200 sq ft including the subterranean parking garage. The overall retail address is 2000 S. Central Ave. There should be two petitions, one for the residential and the other for the retail.

5/3/2018

City of Los Angeles Mail - Re: Fwd: FW: CENTRAL AVE. BID

I understand my commercial developer partner, David Pourbaba, generally supports the BID formation. I'm not sure if you managed to track him down after we spoke. If not, his company is called 4D Development and the office number is [323-951-0242](tel:323-951-0242).

Zoe Ellas

Executive Director

Deep Green Housing and Community Development

400 W. 9th Street, Suite 100

Los Angeles, CA 90015

(213) 251-2111 x101

[zellas@deepgreenhousing.org](mailto:zellas@deepgreenhousing.org)



Eugene Van Cise &lt;eugene.vancise@lacity.org&gt;

## Re: Info. for Next Reception(s) Mar.& Apr.

1 message

**Sherri Franklin** <sherri@urbandesigncenter.com>

Mon, Mar 9, 2015 at 2:58 AM

To: Vivian Bowers <bowerssons@sbcglobal.net>, Priscilla Al uqdah <femology@gmail.com>, Cecilia Ngo <cngo@coalitionrcd.org>, Grant Sunoo <gsunoo@coalitionrcd.org>, Jonathan Zeichner <jonathan@apch.org>, Johnny Andrade <jandrade@coalitionrcd.org>, James Westbrooks <james.westbrooks@lacity.org>, Dorothy Randle <dorothy.randle@lacity.org>, Bonnie Bubbles & Clip <bhayslett@earthlink.net>, "Mrs. Bowers-clentie" <clentie@aol.com>, Ken Orduna <cheifko5@aol.com>, hsteven95 <hsteven95@ymail.com>, Ed Henning <mred2@earthlink.net>, urbandesigncenter <urbandesigncenter@icloud.com>, Eugene Van Cise <Eugene.VanCise@lacity.org>, Griffin Wright <griffin@urbandesigncenter.com>, Noreen <nmccclendon@sbcglobal.net>, Alice Bowers <Alizib@aol.com>, "Danishaker@gmail.com" <Danishaker@gmail.com>, Dalila Sotelo <Dalila@thesotelogroup.co>, Curtis Earnest <curtis.earnest@lacity.org>, "clentbowers@gmail.com" <clentbowers@gmail.com>, "Lord S. Foster Prof" <lfoster@pomona.edu>

We may need time to print in the am. Can we make arrangements to take the doc to Council Staff person when done?

Sent from my HTC

----- Reply message -----

From: "bowerssons" <bowerssons@sbcglobal.net>

To: "PRISCILLA. ALUMNI SOLIDARITY" <femology@gmail.com>, "Cecilia Ngo" <cngo@coalitionrcd.org>, "Grant Sunoo Central Ave" <gsunoo@coalitionrcd.org>, "Jonathan Zeichner Aplacelcalledhome" <jonathan@apch.org>, "Johnny Andrade" <jandrade@coalitionrcd.org>, "Sherri Franklin" <sherri@urbandesigncenter.com>, "James Westbrooks" <james.westbrooks@lacity.org>, "Dorothy Randle CD9" <dorothy.randle@lacity.org>, "Bonnie Bubbles & Clip" <bhayslett@earthlink.net>, "Mrs. Bowers-clentie" <clentie@aol.com>, "Kenneth Orduna" <cheifko5@aol.com>, "hsteven95" <hsteven95@ymail.com>, "mred2" <mred2@earthlink.net>, "urbandesigncenter" <urbandesigncenter@icloud.com>, "Eugene Van Cise" <Eugene.VanCise@lacity.org>, "griffin" <griffin@urbandesigncenter.com>, "Noreen McClendon" <nmccclendon@sbcglobal.net>, "Alice Bowers" <Alizib@aol.com>, "Danishaker@gmail.com" <Danishaker@gmail.com>, "Dalila Sotelo" <Dalila@thesotelogroup.co>, "Curtis Earnest" <curtis.earnest@lacity.org>, "clentbowers@gmail.com" <clentbowers@gmail.com>, "Lord S. Foster Prof" <lfoster@pomona.edu>

Subject: Info. for Next Reception(s) Mar.& Apr.

Date: Sun, Mar 8, 2015 8:08 PM

Okay

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

<div>----- Original message -----</div><div>From: "PRISCILLA. ALUMNI SOLIDARITY" <femology@gmail.com> </div><div>Date:03/08/2015 11:46 AM (GMT-08:00) </div><div>To: PK uqdah <femology@gmail.com>,Vivian & Greg <bowerssons@sbcglobal.net>,Cecilia Ngo <cngo@coalitionrcd.org>,Grant Sunoo Central Ave <gsunoo@coalitionrcd.org>,Jonathan Zeichner Aplacelcalledhome <jonathan@apch.org>,Johnny Andrade <jandrade@coalitionrcd.org>,Sherri Franklin <sherri@urbandesigncenter.com>,James Westbrooks <james.westbrooks@lacity.org>,Dorothy Randle CD9 <dorothy.randle@lacity.org>,Bonnie Bubbles & Clip <bhayslett@earthlink.net>,"Mrs. Bowers-clentie" <clentie@aol.com>,Kenneth Orduna <cheifko5@aol.com>,hsteven95 <hsteven95@ymail.com>,mred2 <mred2@earthlink.net>,urbandesigncenter <urbandesigncenter@icloud.com>,Eugene Van Cise <Eugene.VanCise@lacity.org>,griffin <griffin@urbandesigncenter.com>,Noreen McClendon <nmccclendon@sbcglobal.net>,Alice Bowers <Alizib@aol.com>,"Danishaker@gmail.com",Dalila Sotelo <Dalila@thesotelogroup.co>,Curtis Earnest

5/3/2018

City of Los Angeles Mail - Re: Info. for Next Reception(s) Mar.& Apr.

<[curtis.earnest@lacity.org](mailto:curtis.earnest@lacity.org)>, [clentbowers@gmail.com](mailto:clentbowers@gmail.com), "Lord S. Foster Prof" <[lfoster@pomona.edu](mailto:lfoster@pomona.edu)> </div>  
<div>Subject: Info. for Next Reception(s) Mar.& Apr. </div><div>  
</div>Greetings,

I am happy to announce the Trujillo's Tamaleria will be a Caterer for the March 21st Reception.

Please note that the other Two Caterers listed on the Flyer should remain and Trujillo's. added.

Also we should add the suggested April Reception on the Flyer. The date I suggest for this event is the 3rd or last Saturday in April. Showcase of Ballot/Petition.

FYI: This reception will be hot & cold beverage & light finger foods. Less than \$50.

Set up needs remains the same: (4) Cocktail tables and (6) Long tables and chairs. Community room and Roof top reserved.

Priscilla

Sent from my Verizon Wireless 4G LTE smartphone





Eugene Van Cise &lt;eugene.vancise@lacity.org&gt;

---

**Re: Insurance Certificate Approved for S. L. Franklin Enterprises, Inc.; DBA Urban Design Center**

1 message

---

**griffin@urbandesigncenter.com** <griffin@urbandesigncenter.com>  
To: Eugene Van Cise <eugene.vancise@lacity.org>

Mon, Apr 7, 2014 at 2:09 PM

Ok, sorry about that. I will take care of it.

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]  
**Sent:** Monday, April 7, 2014 02:04 PM  
**To:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
**Subject:** Re: Insurance Certificate Approved for S. L. Franklin Enterprises, Inc.; DBA Urban Design Center

Griffin,

The Living Wage Ordinance form I was given the other day (see attached) is not the one that was originally sent with your contract. It is a form specific to the Los Angeles World Airport. Please use the form in the attached link and return it to me.

<http://bca.ci.la.ca.us/intranet/pdf/lwo/LW%206%20-%20Employee%20Information%20Form.pdf>

Eugene Van Cise  
Management Analyst  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

On Mon, Apr 7, 2014 at 9:59 AM, <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Hello Eugene,

Below is the confirmation email our broker received from Risk Management approving UDC's liability insurance.

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

-----Original Message-----

**From:** Sherri Franklin [mailto:[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)]

**Sent:** Monday, April 7, 2014 08:32 AM

**To:** [cao.riskmgmt@lacity.org](mailto:cao.riskmgmt@lacity.org), [Danesha.Silver@Hiscox.com](mailto:Danesha.Silver@Hiscox.com)

**Cc:** [michael.baker@hiscox.com](mailto:michael.baker@hiscox.com), 'UDC - Griffin Wright'

**Subject:** Re: Insurance Certificate Approved for S. L. Franklin Enterprises, Inc.; DBA Urban Design Center

Thank you! We will get our Worker's Comp insurance uploaded today.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** [cao.riskmgmt@lacity.org](mailto:cao.riskmgmt@lacity.org) [mailto:[cao.riskmgmt@lacity.org](mailto:cao.riskmgmt@lacity.org)]

**Sent:** Monday, April 7, 2014 06:19 AM

**To:** [Danesha.Silver@Hiscox.com](mailto:Danesha.Silver@Hiscox.com)

**Cc:** [Sherri@urbandesigncenter.com](mailto:Sherri@urbandesigncenter.com), [michael.baker@hiscox.com](mailto:michael.baker@hiscox.com)

**Subject:** Insurance Certificate Approved for S. L. Franklin Enterprises, Inc.; DBA Urban Design Center

Carl L Bach, The insurance submitted on behalf of your client is approved. It meets the minimum insurance requirements of Track4LA, The City of Los Angeles Insurance and Bond Internet Tracking System. S. L. Franklin Enterprises, Inc.; DBA Urban Design Center Certificate Approval (CA) #60144 Certificate link : <http://track4la.lacity.org:80/DataServlet2010?action=7&is2010=true&formid=60144&type=2010&emallink=560144> Please Note: Your client must comply with the insurance provisions of the contract, permit, lease or other agreement they have with the City of Los Angeles, the requirements of which may be greater than the minimum requirements of Track4LA®. Your client's compliance is subject to audit and/or production of the insurance policies providing the required coverages. Willful avoidance of financial responsibilities may subject the violator(s) to civil and criminal liabilities under the law, including but not limited to California False Claims Act, Government Code Section 12650 et seq. Thank you for submitting your insurance and/or bond document. The City of Los Angeles has implemented Track4LA®, The Self Service Insurance Compliance Network to better serve the business community. It provides 24 hours/7 days a week instant electronic insurance approvals on the industry ACORD 25 insurance certificate. Please take a moment to visit the new Track4LA® Home Page to learn more about the system. Insurance brokers may register to use the system from the Home Page. <http://Track4LA.lacity.org> Please contact us at (213) 978-7475 with any questions regarding Track4LA®. If you are working with the Port of Los Angeles, please contact us at (310) 732-3758.

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Insurance Certificate Approved for SL Franklin dba: Urban Design Center**

1 message

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**griffin@urbandesigncenter.com** <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Wed, Apr 30, 2014 at 11:37 AM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>Cc: [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

Great, thank you Eugene.

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

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-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]

**Sent:** Wednesday, April 30, 2014 10:57 AM

**To:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

**Subject:** Re: Insurance Certificate Approved for SL Franklin dba: Urban Design Center

It's complete. I'm just waiting for the City Clerk to sign so I can have it attested.

On Wed, Apr 30, 2014 at 10:55 AM, <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Good Morning Eugene,

Do you have an update on the status of our contract for the Central Ave. BID formation?

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

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-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]

**Sent:** Monday, April 14, 2014 11:35 AM

**To:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

**Subject:** Re: Insurance Certificate Approved for SL Franklin dba: Urban Design Center

Griffin,

Does your company have a City of Los Angeles Business Tax Registration Certificate (BTRC)? Can you email a copy?

Eugene Van Cise  
Management Analyst  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

On Fri, Apr 11, 2014 at 1:51 PM, <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Hello Eugene,

Please find below the approval email from the Risk Management Dept for our workers compensation insurance.

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
[213-448-2198](tel:213-448-2198)

-----Original Message-----

**From:** [cao.riskmgmt@lacity.org](mailto:cao.riskmgmt@lacity.org) [mailto:[cao.riskmgmt@lacity.org](mailto:cao.riskmgmt@lacity.org)]

**Sent:** Friday, April 11, 2014 01:18 PM

**To:** [Mary@dickerson-group.com](mailto:Mary@dickerson-group.com)

**Cc:** [Mary@dickerson-group.com](mailto:Mary@dickerson-group.com), [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com),  
[mary@dickerson-group.com](mailto:mary@dickerson-group.com)

**Subject:** Insurance Certificate Approved for SL Franklin dba: Urban Design Center

Mary Moten, The insurance submitted on behalf of your client is approved. It meets the minimum insurance requirements of Track4LA, The City of Los Angeles Insurance and Bond Internet Tracking System. SL Franklin dba: Urban Design Center Certificate Approval (CA) #60439 Certificate link : <http://track4la.lacity.org:80/DataServlet2010?action=7&is2010=true&formid=60439&type=2010&emallink=560439> Please Note: Your client must comply with the insurance provisions of the contract, permit, lease or other agreement they have with the City of Los Angeles, the requirements of which may be greater than the minimum requirements of Track4LA®. Your client's compliance is subject to audit and/or production of the insurance policies providing the required coverages. Willful avoidance of financial responsibilities may subject the violator(s) to civil and criminal liabilities under the law, including but not limited to California False Claims Act, Government Code Section 12650 et seq. Thank you for submitting your insurance and/or bond document. The City of Los Angeles has implemented Track4LA®, The Self Service Insurance Compliance Network to better serve the business community. It provides 24 hours/7 days a week instant electronic insurance approvals on the industry ACORD 25 insurance certificate. Please take a moment to visit the new Track4LA® Home Page to learn more about the system. Insurance brokers may register to use the system from the Home Page. <http://Track4LA.lacity.org> Please contact us at (213) 978-7475 with any questions regarding Track4LA®. If you are working with the Port of Los Angeles, please contact us at (310) 732-3758.

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Insurance**

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Fri, Mar 20, 2015 at 11:27 AM

I will send you the new certifications.

Sent from my HTC

----- Reply message -----

From: "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Subject: Insurance

Date: Fri, Mar 20, 2015 11:01 AM

Sherri,

Our records indicate that your general liability insurance expired 2/25/15 and your workers comp insurance expired 3/1/15. Be advised that your insurance must be current for us to process your invoice. Please have your insurance agent update your insurance at [track4la.lacity.org](http://track4la.lacity.org).

Eugene Van Cise  
Management Analyst  
Office of the City Clerk  
213-978-1315

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Invoice for Central Avenue**

1 message

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**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Wed, Sep 10, 2014 at 1:34 PM

You make a valid point. Since these contracts are back loaded to encourage completion of the projects, hours spent per deliverable aren't really relevant.

On Wed, Sep 10, 2014 at 11:41 AM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

Ok. My hourly rate is \$185 hr so there is no way the \$4,000 covers the time spent from the team. Should I show all hours that can not be covered by the fee?

Sent from my HTC

----- Reply message -----

From: "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>  
Subject: Invoice for Central Avenue  
Date: Wed, Sep 10, 2014 10:43 AM

Sherri,

I need something showing the number of hours worked and hourly rates for the Feasibility Study invoice, both for Urban Design Center and CRCD. Also show the date started and finished. It can be an attachment to the invoice, and you may email it to me.

Please contact me if you should have any questions.

Eugene Van Cise  
Management Analyst  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Invoices**

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Thu, May 5, 2016 at 12:08 PM

Thank you!!!! 😊

Sherri Franklin  
**Urban Design Center**  
(213) 447-9264 new office number  
(213) 712-9906 cell  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]  
**Sent:** Thursday, May 5, 2016 11:29 AM  
**To:** 'Sherri Franklin'  
**Cc:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
**Subject:** Invoices

Sherri,

The administration contract for the Central Avenue Historic BID has been attested (contract # C-127428) and your invoices have been submitted for payment.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>**Re: Meetings in February and March**

1 message

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Wed, Feb 25, 2015 at 9:17 PM

To: Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>Cc: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Hinkson, Rosemary" <[rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>

Exactly! The meetings have been needed to move the process forward. We meet every week in Leimert as part of the plan to push things forward. I think the weekly 20|20 Vision meetings helped to garner support for the renewal, will assist in gaining support for a future expansion and help to boost the amount of future assessments. Trust me, I've made zero dollars from working on the Central Avenue project. If it could have been done in 2-4 simple meetings I would have pushed it through.

We started working with the owners in the Slauson Central Industrial park in 1993! Took them forever to get it done.

We will push through the timeline and get the petitions done.

Sent from my HTC

----- Reply message -----

From: "Miranda Paster" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>

To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Cc: "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Hinkson, Rosemary" <[rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>

Subject: Meetings in February and March

Date: Wed, Feb 25, 2015 9:01 PM

The last day that Ccl can adopt the Ord of Establishment is July 1, 2015. The County's deadline to submit the data is 7/15. The Ord of Intent must be adopted by 5/1/15. This gives you about 1 month for the MDP/ER approval (March) and 1 month (April) to obtain petition signatures if the MDP/ER was approved in March. There needs to be a push to get the MDP/ER that meets the legal requirements submitted to us next week.

This drive has had far more meetings than any that I have witnessed. The meetings have taken up valuable time.

On Wed, Feb 25, 2015 at 6:20 PM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

- > What are the hard deadlines to get it approved by your office, manage
- > the petition and ballot process and then get it on the county tax roll?
- >
- > If we can't make it at this point we should let everyone know.
- >
- > I will say that I think community based neighborhood BID initiatives need
- > additional time to meet the deadlines. Perhaps starting in Jan vs May so
- > that the summer does not a major component of the planning process. This
- > would add 5 months to the timeline.
- >
- > Sherri
- >
- > Sent from my HTC



>  
> ----- Reply message -----  
> From: "Miranda Paster" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>  
> To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
> Cc: "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Hinkson, Rosemary" <  
> [rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>  
> Subject: Meetings in February and March  
> Date: Wed, Feb 25, 2015 1:39 PM  
>  
> Thank you Sherri.  
>  
> The Ccl Office is concerned that the deadline will be missed to add the BID  
> data to the County tax roll and start on 1/1/16.  
>  
> On Wed, Feb 25, 2015 at 1:34 PM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:  
>  
> > No it's just a meet and greet. Only will provide DRAFT information and  
> > an update on the process.  
> >  
> > Ed sent a DRAFT ER not for distribution last night. I'm reviewing now. He  
> > said he can finish late today or tomorrow.  
> >  
> > The Council Office should be aware of the plans as they are part of the  
> > process.  
> >  
> > Sherri  
> >  
> > Sent from my HTC  
> >  
> > ----- Reply message -----  
> > From: "Miranda Paster" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>  
> > To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
> > Cc: "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Hinkson, Rosemary" <  
> > [rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>  
> > Subject: Meetings in February and March  
> > Date: Wed, Feb 25, 2015 12:57 PM  
> >  
> > Good Morning.  
> >  
> > I received an email invite to attend property owner meetings for the  
> > proposed Central Avenue Business Improvement district for February and  
> > March. I was concerned because it appears to be a meeting that would be  
> > held after the MDP and ER are reviewed and approved to gather petitions. I  
> > want to ensure an awareness of the process for approval and that\* the  
> > petition gathering phase can not begin \*until we receive an approved MDP  
> > and ER. At this point, we have not received a draft MDP or ER that meet the  
> > standards. We do not consider the MDP received at all w/o the ER.  
> >  
> > The Council Office is making inquiries. Please let me know when we can  
> > expect both the MDP and ER. Eugene is willing to work with you if you need  
> > assistance.  
> >  
> > Thank you.  
> >  
> > --  
> > Counting my blessings - Sing and be Happy Today!  
> > [http://clerk.lacity.org/stellent/groups/departments/@clerk\\_master\\_contributor/documents/contributor\\_web\\_content/lacitp\\_026712.png](http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacitp_026712.png)  
> >  
> >  
> >  
> > --  
> > Counting my blessings - Sing and be Happy Today!  
> > [http://clerk.lacity.org/stellent/groups/departments/@clerk\\_master\\_contributor/documents/contributor\\_web\\_content/lacitp\\_026712.png](http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacitp_026712.png)  
> >  
> >

5/3/2018

City of Los Angeles Mail - Re: Meetings in February and March

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Counting my blessings - Sing and be Happy Today!

[http://clerk.lacity.org/stellent/groups/departments/@clerk\\_master\\_contributor/documents/contributor\\_web\\_content/lacityp\\_026712.png](http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Payment for invoice 3 -CA-1/S L Franklin Enterprises**

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Tue, Sep 22, 2015 at 1:22 PM

To: Emelia Tso <[emelia.tso@lacity.org](mailto:emelia.tso@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>Cc: "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Griffin@urbandesigncenter.com

Cool beans!

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Emelia Tso [<mailto:emelia.tso@lacity.org>]**Sent:** Tuesday, September 22, 2015 08:55 AM**To:** 'Sherri Franklin'**Cc:** 'Van Cise, Eugene', [Griffin@urbandesigncenter.com](mailto:Griffin@urbandesigncenter.com)**Subject:** Re: Payment for invoice 3 -CA-1/S L Franklin Enterprises

sterri,

The check will be sent out today. Thanks.

Emelia

On Mon, Sep 21, 2015 at 11:53 AM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

Thank you!

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Emelia Tso [<mailto:emelia.tso@lacity.org>]**Sent:** Monday, September 21, 2015 11:38 AM**Cc:** 'Sherri Franklin', 'Van Cise, Eugene', [Griffin@urbandesigncenter.com](mailto:Griffin@urbandesigncenter.com)**Subject:** Re: Payment for invoice 3 -CA-1/S L Franklin Enterprises

Hi Sherri,

The invoice payment is waiting for approval. The check should be sent out some time this week. I will let you know when I have the date the check will be sent out. Thanks.

Emelia

213-978-1110

On Mon, Sep 21, 2015 at 11:34 AM, Ellen Yuan <[ellen.yuan@lacity.org](mailto:ellen.yuan@lacity.org)> wrote:

Hi Sherri,

Your question is forwarded to Emelia who handles your payment.

Thanks.

----- Forwarded message -----

From: <[accounting@urbandesigncenter.com](mailto:accounting@urbandesigncenter.com)>

Date: Mon, Sep 21, 2015 at 10:54 AM

Subject: Payment for invoice 3 -CA-1/S L Franklin Enterprises

To: Ellen Yuan <[ellen.yuan@lacity.org](mailto:ellen.yuan@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Cc: [Griffin@urbandesigncenter.com](mailto:Griffin@urbandesigncenter.com)

Hello Ellen,

Please provide a status on invoice 3 for our CA-1/S L Franklin Enterprises contract. Thank you.

Sherri Franklin  
Urban Design Center  
[213-712-9906](tel:213-712-9906)

--

Ellen Yuan  
Neighborhood and BID Division  
Office of the City Clerk

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Thanks.

Emelia Tso  
Neighborhood and Business Improvement District Division  
Office of City Clerk  
[213-978-1110](tel:213-978-1110)

--

Thanks.

Emelia Tso  
Neighborhood and Business Improvement District Division  
Office of City Clerk  
[213-978-1110](tel:213-978-1110)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: payment for invoice CA-1/S L Franklin Enterprises**

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Tue, Oct 7, 2014 at 12:37 PM

To: Ellen Yuan <[ellen.yuan@lacity.org](mailto:ellen.yuan@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>Cc: [accounting@urbandesigncenter.com](mailto:accounting@urbandesigncenter.com)

Got it! Thanks.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Ellen Yuan [mailto:[ellen.yuan@lacity.org](mailto:ellen.yuan@lacity.org)]**Sent:** Tuesday, October 7, 2014 10:55 AM**To:** 'Sherri Franklin', 'Van Cise, Eugene'**Cc:** [accounting@urbandesigncenter.com](mailto:accounting@urbandesigncenter.com)**Subject:** Re: payment for invoice CA-1/S L Franklin Enterprises

Hi Sherri,

Your question will forwarded to Eugene.

Eugene, would you please explain to Sherri why we have to deduct 15% on invoice? Thanks.

On Tue, Oct 7, 2014 at 10:05 AM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

Hi Ellen,

Can you explain why the check was only \$7,650. The invoice was for \$9,000.00.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)***"Transforming Visions into Reality"***--  
Ellen Yuan

Neighborhood and BID Division

Office of the City Clerk

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

## Re: PBID Reception's Program thoughts

1 message

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Tue, Feb 24, 2015 at 9:10 AM

To: Clent Bowers <[clentbowers@gmail.com](mailto:clentbowers@gmail.com)>, Vivian Bowers <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>
 Cc: Cecilia Ngo <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)>, Jonathan Zeichner <[jonathan@apch.org](mailto:jonathan@apch.org)>, Pricilla <[femology@gmail.com](mailto:femology@gmail.com)>, Sherri Franklin <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>, Dalila Sotelo <[dalila@thesotelogroup.co](mailto:dalila@thesotelogroup.co)>, clentie <[clentie@aol.com](mailto:clentie@aol.com)>, hsteven95 <[hsteven95@ymail.com](mailto:hsteven95@ymail.com)>, Eugene Van Cise <[Eugene.VanCise@lacity.org](mailto:Eugene.VanCise@lacity.org)>, Curtis Earnest <[curtis.earnest@lacity.org](mailto:curtis.earnest@lacity.org)>, Alice Bowers <[Alizib@aol.com](mailto:Alizib@aol.com)>, Bonnie Bubbles & Clip <[bhayslett@earthlink.net](mailto:bhayslett@earthlink.net)>, urbandesigncenter <[urbandesigncenter@icloud.com](mailto:urbandesigncenter@icloud.com)>, Noreen <[nmccclendon@sbcglobal.net](mailto:nmccclendon@sbcglobal.net)>, Johnny Andrade <[jandrade@coalitionrcd.org](mailto:jandrade@coalitionrcd.org)>, Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, "Danishaker@gmail.com" <[Danishaker@gmail.com](mailto:Danishaker@gmail.com)>, Ken Orduna <[cheifko5@aol.com](mailto:cheifko5@aol.com)>, Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, Grant Sunoo <[gsunoo@coalitionrcd.org](mailto:gsunoo@coalitionrcd.org)>, James Westbrooks <[James.Westbrooks@lacity.org](mailto:James.Westbrooks@lacity.org)>

Yes, we will have a sample petition and copies of the Draft Management Plan for all.

Sherri

Sent from my HTC

----- Reply message -----

From: "Clent Bowers" <[clentbowers@gmail.com](mailto:clentbowers@gmail.com)>

To: "bowerssons" <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>

Cc: "Cecilia Ngo" <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)>, "Jonathan Zeichner" <[jonathan@apch.org](mailto:jonathan@apch.org)>, "PRISCILLA. ALUMNI SOLIDARITY" <[femology@gmail.com](mailto:femology@gmail.com)>, "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Sherri Franklin" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>, "Dalila The Sotelo Grpup" <[dalila@thesotelogroup.co](mailto:dalila@thesotelogroup.co)>, "clentie" <[clentie@aol.com](mailto:clentie@aol.com)>, "hsteven95" <[hsteven95@ymail.com](mailto:hsteven95@ymail.com)>, "Eugene Van Cise" <[Eugene.VanCise@lacity.org](mailto:Eugene.VanCise@lacity.org)>, "Curtis Earnest" <[curtis.earnest@lacity.org](mailto:curtis.earnest@lacity.org)>, "Alice Bowers" <[Alizib@aol.com](mailto:Alizib@aol.com)>, "Bonnie Bubbles & Clip" <[bhayslett@earthlink.net](mailto:bhayslett@earthlink.net)>, "urbandesigncenter" <[urbandesigncenter@icloud.com](mailto:urbandesigncenter@icloud.com)>, "Noreen McClendon" <[nmccclendon@sbcglobal.net](mailto:nmccclendon@sbcglobal.net)>, "Johnny Andrade" <[jandrade@coalitionrcd.org](mailto:jandrade@coalitionrcd.org)>, "griffin" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, "Danishaker@gmail.com" <[Danishaker@gmail.com](mailto:Danishaker@gmail.com)>, "cheifko5" <[cheifko5@aol.com](mailto:cheifko5@aol.com)>, "Dorothy Randle CD9" <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, "Grant Sunoo Central Ave" <[gsunoo@coalitionrcd.org](mailto:gsunoo@coalitionrcd.org)>, "James Westbrooks" <[James.Westbrooks@lacity.org](mailto:James.Westbrooks@lacity.org)>

Subject: PBID Reception's Program thoughts

Date: Tue, Feb 24, 2015 7:39 AM

Thanks for the update.

Ecerything looks great.

Clent Bowers

Bowerscomplex

On Tue, Feb 24, 2015 at 6:36 AM, bowerssons <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)> wrote:

> I agree, Crcilia.

>

>

> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

>

>  
> ----- Original message -----  
> From: Cecilia Ngo  
> Date:02/23/2015 6:16 PM (GMT-08:00)  
> To: Jonathan Zeichner  
> Cc: "PRISCILLA. ALUMNI SOLIDARITY" ,Sherri Franklin ,Sherri Franklin ,Dalila  
> The Sotelo Grpup ,clentie ,hsteven95 ,Eugene Van Cise ,Curtis Earnest ,Alice  
> Bowers ,[clentbowers@gmail.com](mailto:clentbowers@gmail.com),Bonnie Bubbles & Clip ,urbandesigncenter ,Noreen  
> McClendon ,Johnny Andrade ,griffin ,[Danishaker@gmail.com](mailto:Danishaker@gmail.com),cheifko5 ,Vivian  
> & Greg ,Dorothy Randle CD9 ,Grant Sunoo Central Ave ,James Westbrooks  
> Subject: Re: PBID Reception's Program thoughts  
>  
> Also, we discussed earlier that we would like to have a sample petition at  
> this event to show folks what to anticipate. Is this something you all  
> would still like to do? Sherri, do you have sample petitions?  
>  
> Cecilia  
>  
> On Mon, Feb 23, 2015 at 6:11 PM, Cecilia Ngo <[cngo@coalitionrccd.org](mailto:cngo@coalitionrccd.org)>  
> wrote:  
>  
>> Looks great! Do we have confirmed guest speakers for this Saturday's  
>> event?  
>>  
>> On Mon, Feb 23, 2015 at 10:01 AM, Jonathan Zeichner <[jonathan@apch.org](mailto:jonathan@apch.org)>  
>> wrote:  
>>  
>>> Looks good - obviously anything we can do to keep the presentations lean  
>>> would be good. We should self-intro the steering committee. Who will speak  
>>> on behalf of the full committee?  
>>>  
>>> Thanks,  
>>>  
>>> JZ  
>>>  
>>> \*Jonathan Zeichner \*| \*Executive Director\*  
>>>  
>>> \*A PLACE CALLED HOME\* | 2830 S. Central Avenue | Los Angeles | CA |  
>>> 90011  
>>>  
>>> p. 323-232-7653 \*x 2221 \*| m. 310-866-3227 | f. 323-232-0139

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Please confirm receipt of UDC invoice sign-off from CD9**

1 message

---

**sherri@urbandesigncenter.com** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Tue, May 24, 2016 at 10:23 AM

Thank you!

Sherri Franklin  
Urban Design Center  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
213-447-9264  
Sent from my HTC

----- Reply message -----

From: "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: "[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
Subject: Please confirm receipt of UDC invoice sign-off from CD9  
Date: Tue, May 24, 2016 7:13 AM

Received.

On Mon, May 23, 2016 at 4:55 PM, [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com) <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

> Please verify receipt.  
>  
> Sherri Franklin  
> Urban Design Center  
> [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
> 213-447-9264  
> Sent from my HTC  
>  
> ----- Reply message -----  
> From: "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
> To: "[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
> Subject: Please confirm receipt of UDC invoice sign-off from CD9  
> Date: Mon, May 23, 2016 7:57 AM  
>  
> No, I have not received the certificate of performance from CD9.  
>  
> On Fri, May 20, 2016 at 2:47 PM, [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com) <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:  
>  
> > Thank you.  
> >  
> > Sherri Franklin  
> > Urban Design Center  
> > [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
> > 213-447-9264  
> > Sent from my HTC  
> >  
> >  
> >  
> >  
> >





Eugene Van Cise &lt;eugene.vancise@lacity.org&gt;

## Re: Program Line up Suggestions

1 message

**Sherri Franklin** <sherri@urbandesigncenter.com>

Fri, Feb 27, 2015 at 10:43 PM

To: Priscilla Al uqdah &lt;femology@gmail.com&gt;, Sherri Franklin &lt;central@urbandesigncenter.com&gt;, Dalila Sotelo &lt;dalila@thesotelogroup.co&gt;

Cc: clentie &lt;clentie@aol.com&gt;, hsteven95 &lt;hsteven95@ymail.com&gt;, Eugene Van Cise &lt;Eugene.VanCise@lacity.org&gt;, Cecilia Ngo &lt;cngo@coalitionrcd.org&gt;, Alice Bowers &lt;Alizib@aol.com&gt;, "clentbowers@gmail.com" &lt;clentbowers@gmail.com&gt;, Bonnie Bubbles &amp; Clip &lt;bhayslett@earthlink.net&gt;, Noreen &lt;nmccclendon@sbcglobal.net&gt;, Johnny Andrade &lt;jandrade@coalitionrcd.org&gt;, Griffin Wright &lt;griffin@urbandesigncenter.com&gt;, "Danishaker@gmail.com" &lt;Danishaker@gmail.com&gt;, Ken Orduna &lt;cheifko5@aol.com&gt;, Jonathan Zeichner &lt;jonathan@apch.org&gt;, Vivian Bowers &lt;bowerssons@sbcglobal.net&gt;, Dorothy Randle &lt;dorothy.randle@lacity.org&gt;, James Westbrooks &lt;James.Westbrooks@lacity.org&gt;, Dalila Sotelo &lt;Dalila@thesotelogroup.co&gt;, urbandesigncenter &lt;urbandesigncenter@icloud.com&gt;

Please add Assemblyman Reginald Jones Sawyer to the agenda.

Dalila will present on behalf of our team.

Sent from my HTC

----- Reply message -----

From: "PRISCILLA. ALUMNI SOLIDARITY" &lt;femology@gmail.com&gt;

To: "Sherri Franklin" &lt;sherri@urbandesigncenter.com&gt;, "Sherri Franklin" &lt;central@urbandesigncenter.com&gt;, "Dalila The Sotelo Grpup" &lt;dalila@TheSoteloGroup.Co&gt;

Cc: "clentie" &lt;clentie@aol.com&gt;, "hsteven95" &lt;hsteven95@ymail.com&gt;, "Eugene Van Cise" &lt;Eugene.VanCise@lacity.org&gt;, "Cecilia Ngo" &lt;cngo@coalitionrcd.org&gt;, "Alice Bowers" &lt;Alizib@aol.com&gt;, "clentbowers@gmail.com" &lt;clentbowers@gmail.com&gt;, "Bonnie Bubbles &amp; Clip" &lt;bhayslett@earthlink.net&gt;, "Noreen McClendon" &lt;nmccclendon@sbcglobal.net&gt;, "Johnny Andrade" &lt;jandrade@coalitionrcd.org&gt;, "griffin" &lt;griffin@urbandesigncenter.com&gt;, "Danishaker@gmail.com" &lt;Danishaker@gmail.com&gt;, "cheifko5" &lt;cheifko5@aol.com&gt;, "Jonathan Zeichner Aplacelcalledhome" &lt;jonathan@apch.org&gt;, "Vivian &amp; Greg" &lt;bowerssons@sbcglobal.net&gt;, "Dorothy Randle CD9" &lt;dorothy.randle@lacity.org&gt;, "James Westbrooks" &lt;James.Westbrooks@lacity.org&gt;, "Dalila Sotelo" &lt;Dalila@thesotelogroup.co&gt;, "urbandesigncenter" &lt;urbandesigncenter@icloud.com&gt;

Subject: Program Line up Suggestions

Date: Fri, Feb 27, 2015 10:01 PM

See Below

Greetings, anyone interested in being on the Program? i.e. Introduction of Special Guests and Program thank you etc.

So far I believe we have Cecilia, Vivian & Jonathan. See below

PBID Reception Program.  
Based on our Invite Bullets etc.?

1. Open. (1-1:15pm) (Priscilla).  
Welcome & Invite Guests to enjoy food and visit the Information table.

2. Welcome (1:45pm). (Jonathan)

5/3/2018

City of Los Angeles Mail - Re: Program Line up Suggestions

Mission Statement

What is a PBID?

3. Introductions. (Cecilia):

\*Steering Committee

\*Consultants (Sherri and/or Dalila)

Petition and Ballot Process

Assesments

4. Introduction of Organization(s)

(????????)

Central Neighborhood Health Foundation

Concern Citizens.

CRCO

Others?

5. Welcome (2pm). (Vivian) Intro.:

Guest Speaker(s) Councilman Curren Price

Guests Speaker?

6. Open up for Questions

Thank you (2:45pm). (????????).

CD9. councilman Price and his Staff. Dorothy Randal. Noreen. Cecilia. Vivian

????????????????

7. Announcements (3pm) (CD9-Dorothy

Business Resource Ctr.)

Other

Priscilla

Sent from my Verizon Wireless 4G LTE smartphone

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Re: : Brown Act Training - Central Ave Historic BID**

1 message

---

**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: "PRISCILLA. ALUMNI SOLIDARITY" <[femology@gmail.com](mailto:femology@gmail.com)>

Thu, Feb 4, 2016 at 4:03 PM

Priscilla,

Unfortunately, we do not have sufficient staff to conduct multiple training sessions for a single BID. However, the board members who did attend were given Brown Act information packets to distribute to the other board members.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

On Wed, Feb 3, 2016 at 10:45 AM, PRISCILLA. ALUMNI SOLIDARITY <[femology@gmail.com](mailto:femology@gmail.com)> wrote:

Good morning. I think my reply got missed. Eugene, is it possible for me to still receive the BID Brown Act training today or Thursday?

Priscilla  
[323 608 5519](tel:323-608-5519)

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: "PRISCILLA. ALUMNI SOLIDARITY" <[femology@gmail.com](mailto:femology@gmail.com)>  
Date: 01/29/2016 4:39 PM (GMT-08:00)  
To: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
Subject: Re: : Brown Act Training - Central Ave Historic BID

Greetings, I am available only on Wednesday for the Training class.

Priscilla

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
Date: 01/29/2016 12:31 PM (GMT-08:00)  
To: Dani Shaker <[danishaker@gmail.com](mailto:danishaker@gmail.com)>, [gsunoo@coalitionrcd.org](mailto:gsunoo@coalitionrcd.org), [bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net), Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, [femology@gmail.com](mailto:femology@gmail.com), [mescandon@coalitionrcd.org](mailto:mescandon@coalitionrcd.org), Jonathan Zeichner Central Ave <[jonathan@apch.org](mailto:jonathan@apch.org)>, James Westbrook <[james.westbrook@lacity.org](mailto:james.westbrook@lacity.org)>  
Cc: [central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)  
Subject: Re: : Brown Act Training - Central Ave Historic BID

Attached for our review is a copy of the 2003 Brown Act and the LA County Brown Act Guide.

Regarding our 2/3 meeting notice, we would like to send it today. Here are the items to consider. If you agree we will format and and send:

Organizational Business Management:

1. State Exemption Status
2. BTRC exemption Status
3. Brown Act Training and List of Task
4. BID Management Contract with City Clerk
5. Google Non-profit Account Setup
6. Bank Account RFP
7. Donation Management Plan
8. Insurance Quotes - Status
9. Accounting and Budget Setup
10. Assessment Comment Feedback and Reply Status
11. BID Manager Position Description

Program Management:

1. Clean Streets RFP
2. Security Ambassador RFP
3. BID list
4. WiFi Expansion and Cameras
5. Uniform Colors and Manufacturing Bids
6. Website Draft
7. Event Concepts and Schedule

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Dani Shaker [mailto:[danishaker@gmail.com](mailto:danishaker@gmail.com)]

**Sent:** Friday, January 29, 2016 10:49 AM

**To:** [gsunoo@coalitionrcd.org](mailto:gsunoo@coalitionrcd.org), [bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net), 'Sherri Franklin', [femology@gmail.com](mailto:femology@gmail.com), [mescandon@coalitionrcd.org](mailto:mescandon@coalitionrcd.org), 'Jonathan Zeichner Central Ave', 'James Westbrooks'

**Subject:** Fwd: Brown Act Training - Central Ave Historic BID

See below for available dates for Brown Act training.

--

--

*Sincerely and Respectfully,*

**Dani Shaker, J.D.**

[816 S. San Pedro St.](#)

[Los Angeles, California 90014](#)

[C - 310.729.2269](#) [F - 310.248.3683](#)

Sent from my iPhone

Begin forwarded message:

**From:** Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

**Date:** January 28, 2016 at 2:36:32 PM PST

**To:** Dani Shaker <[danishaker@gmail.com](mailto:danishaker@gmail.com)>

**Subject:** Re: Brown Act Training - Central Ave Historic BID

Dani,

Please let us know when your group is available for Brown Act training. The training session lasts 1 hour. We are available February 2nd between 1 pm and 3 pm and February 3rd between 10 am and 3 pm.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

On Thu, Jan 21, 2016 at 11:51 AM, Dani Shaker <[danishaker@gmail.com](mailto:danishaker@gmail.com)> wrote:

Hi Eugene, Rose Mary,

Rose Mary, we met at the Pacific Palisades BID Brown Act training. You advised Central Ave Historic BID would need to schedule a training session.

Please advise how the Central Ave Historic BID can proceed to set up our Brown Act training. May be several times and dates can be suggested?

--

--

*Sincerely and Respectfully,*

**Dani Shaker, J.D.**

816 S. San Pedro St.

Los Angeles, California 90014

C - [310.729.2269](tel:310.729.2269) F - [310.248.3683](tel:310.248.3683)

\*\*\*\*\*

This message is intended only for the personal and confidential use of the designated recipients named above. If you are not the intended recipient of this message you are hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. Please notify the sender immediately if you have received this e-mail by mistake and delete this e-mail from your system. This communication is for information purposes only. Email transmission cannot be guaranteed to be secure or error-free. Therefore, we do not represent that this information is complete or accurate and it should not be relied upon as such. All information is subject to change without notice.

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: Replacement Ballot Requests**

1 message

---

**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Thu, Oct 22, 2015 at 2:43 PM

Sherri,

The ballot for APB Properties has been emailed to them.

Eugene

On Thu, Oct 22, 2015 at 11:51 AM, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)> wrote:  
Sherri,

We received an affidavit from Brown Bassett and a replacement ballot was emailed to them yesterday.

We received an affidavit from APB Properties (new owner of the Thomas James property) via fax at 10:55 this morning.

We have not received an affidavit from Rofael Enas.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Replacement Ballot Requests**

1 message

---

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Thu, Oct 22, 2015 at 2:59 PM

Thank you!

Sent from my HTC

----- Reply message -----

From: "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
Subject: Replacement Ballot Requests  
Date: Thu, Oct 22, 2015 2:43 PM

Sherri,

The ballot for APB Properties has been emailed to them.

Eugene

On Thu, Oct 22, 2015 at 11:51 AM, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
> wrote:> Sherri,  
>  
> We received an affidavit from Brown Bassett and a replacement ballot was  
> emailed to them yesterday.  
>  
> We received an affidavit from APB Properties (new owner of the Thomas  
> James property) via fax at 10:55 this morning.  
>  
> We have not received an affidavit from Rofael Enas.  
>  
> Eugene Van Cise  
> Management Analyst II  
> Office of the City Clerk  
> 213-978-1315  
>  
>

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: UDC Invoices**

1 message

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**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Wed, Apr 27, 2016 at 3:57 PM

We will have an executed contract once all parties have signed it.

On Wed, Apr 27, 2016 at 3:52 PM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

You have an executed contract.

Sherri Franklin  
**Urban Design Center**  
(213) 447-9264 new office number  
(213) 712-9906 cell  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]  
**Sent:** Wednesday, April 27, 2016 03:24 PM  
**To:** [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
**Subject:** Re: UDC Invoices

Sherri,

Your final invoices will be submitted for payment once we have executed a contract.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)

On Wed, Apr 27, 2016 at 2:07 PM, [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com) <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

Hi Eugene,

Have you received the approval signatures for our invoices or should I follow up?

Sherri Franklin  
Urban Design Center  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
[213-447-9264](tel:213-447-9264)  
Sent from my HTC



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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**Re: UDC's Final Invoice and Retention Payment for the BID Formation Process**

1 message

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Mon, May 16, 2016 at 6:49 PM

To: Jonathan Zeichner <[jonathan@apch.org](mailto:jonathan@apch.org)>, [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)Cc: Vivian Bowers <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>, Curtis Earnest <[Curtis.Earnest@lacity.org](mailto:Curtis.Earnest@lacity.org)>, Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, Central Avenue Historic BID <[bid@centralavenuehistoricdistrict.org](mailto:bid@centralavenuehistoricdistrict.org)>

It would have come straight from Eugene. I will ask him to resend the document that has to be signed.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Jonathan Zeichner [<mailto:jonathan@apch.org>]**Sent:** Monday, May 16, 2016 06:39 PM**To:** [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)**Cc:** 'Vivian Bowers', 'Curtis Earnest', 'Dorothy Randle', 'Eugene Van Cise', 'Griffin Wright', 'Central Avenue Historic BID'**Subject:** Re: UDC's Final Invoice and Retention Payment for the BID Formation Process

I'm sorry, Sherri - I must have missed the email with those invoices. Please re-send just to be sure we all have it.

Thanks!

Jonathan

[Jonathan Zeichner](#) | [Executive Director](#)**A PLACE CALLED HOME** | 2830 S. Central Avenue | Los Angeles | CA | 90011p. [323-232-7653](tel:323-232-7653) x 2221 | m. 310-866-3227 | f. [323-232-0139](tel:323-232-0139)[www.apch.org](http://www.apch.org)[jonathan@apch.org](mailto:jonathan@apch.org)

*Changing the World Starts at Home*

On Mon, May 16, 2016 at 6:33 PM, [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com) <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:  
Eugene has not received the signed invoices for UDC from CAHD or Council District 9 as of yet.

Please let me know if the invoices have been signed and sent back to Eugene or if replacement copies need to be provided.

Thank you!

Sherri Franklin  
Urban Design Center  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
213-447-9264  
Sent from my HTC

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

**Re: Workers Comp**

1 message

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**griffin@urbandesigncenter.com** <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Wed, Apr 2, 2014 at 5:24 PM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>Cc: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Hello Eugene,

The broker is Dickerson Employee Benefits Insurance Services, but the insurance policy is through the State Compensation Insurance Fund as shown under Insurer A on the right side of the form. Is this not ok?

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]**Sent:** Wednesday, April 2, 2014 04:39 PM**To:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)**Subject:** Re: Workers Comp

Griffin,

The insurance shown on this certificate is not through State Fund. This should be referred to your insurance agent with the following:

The City of Los Angeles requires proof of insurance forms to be submitted online at <http://track4la.lacity.org/>

If you experience any problems with this system, or have any questions, please contact CAO staff at (213) 978-RISK (7475), or:

Jacquelyn Hoard  
Risk & Insurance Assistant  
CAO, Risk Mgmt., Ins. & Bonds  
Direct Line: [213-978-7666](tel:213-978-7666)  
Email: [Jacquelyn.Hoard@lacity.org](mailto:Jacquelyn.Hoard@lacity.org)

On Wed, Apr 2, 2014 at 4:28 PM, <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Hello Eugene,

Please find attached the workers compensation insurance certificate for Urban Design Center.

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**

**Urban Design Center**

1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

-----Original Message-----

**From:** Eugene Van Cise [mailto:[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)]  
**Sent:** Wednesday, April 2, 2014 02:24 PM  
**To:** [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
**Cc:** 'Sherri Franklin', [dalila@thesotelogroup.com](mailto:dalila@thesotelogroup.com)  
**Subject:** Workers Comp

Griffin,

Please email your State Fund workers compensation insurance certificate and I will forward it to our accounting clerk for approval.

Eugene Van Cise  
Special Assessments Section  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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## Replacement Ballot Requests

1 message

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**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>  
To: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
Bcc: "Paster, Miranda" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>

Thu, Oct 22, 2015 at 11:51 AM

Sherri,

We received an affidavit from Brown Bassett and a replacement ballot was emailed to them yesterday.

We received an affidavit from APB Properties (new owner of the Thomas James property) via fax at 10:55 this morning.

We have not received an affidavit from Rofael Enas.

Eugene Van Cise  
Management Analyst II  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)



Eugene Van Cise &lt;eugene.vancise@lacity.org&gt;

## Request a replacement ballot for the Central Avenue BID Formation

1 message

**Sherri Franklin** <sherri@urbandesigncenter.com>

Tue, Oct 20, 2015 at 11:55 AM

To: eugene.vancise@lacity.org

Cc: UDC - Griffin Wright &lt;griffin@urbandesigncenter.com&gt;, Central@urbandesigncenter.com

Hello Eugene,

The following property owners have not received their ballots. Please email the affidavit to them or send us a copy and we will forward it to them:

|                               |            |                      |            |       |   |   |      |                                                                                                                                                                                       |                                            |        |                                                                                                                                                           |
|-------------------------------|------------|----------------------|------------|-------|---|---|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| BROWN BASSETT AND MARCELA TRS | 5128023037 | 1034 E. 27TH ST.     | \$3,778.32 | 0.87% | 0 | 0 | Done | <a href="mailto:bbrownmd@cnhclinics.org">bbrownmd@cnhclinics.org</a>                                                                                                                  | 3233 Sage Canyon Rd. Saint Helena CA 94574 | Sherri | 10/19- Did not receive ballot                                                                                                                             |
| ROFAEL ENAS                   | 5131015022 | 2227 S. CENTRAL AVE. | \$1,585.55 | 0.37% | 0 | 0 | Done | 310-465-4086; 310-965-4086 use this email: <a href="mailto:enasrofael@yahoo.com">enasrofael@yahoo.com</a> . Not this one <a href="mailto:victor517@yahoo.com">victor517@yahoo.com</a> | 4201 Le Bourget Ave Culver City, CA 90232  | Sherri | 10/17- Did not receive ballot! Email request instructions to <a href="mailto:enasrofael@yahoo.com">enasrofael@yahoo.com</a> . He will attend the meeting. |

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)**"Transforming Visions into Reality"**



Eugene Van Cise &lt;eugene.vancise@lacity.org&gt;

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## Schedule Debriefing Conf Call today or Mon, Tues

1 message

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**Sherri Franklin** <sherri@urbandesigncenter.com>

Fri, Jun 12, 2015 at 10:44 AM

To: Vivian Bowers <bowerssons@sbcglobal.net>, Jonathan Zeichner <jonathan@apch.org>, Dani Shaker <danishaker@gmail.com>, Cecilia Ngo <Cngo@coalitionrcd.org>, Priscilla Al uqdah <femology@gmail.com>, Alice Bowers <Alizib@aol.com>, Ken Orduna <Cheifko5@aol.com>, Dorothy Randle <dorothy.randle@lacity.org>  
Cc: Dalila Sotelo <Dalila@thesotelogroup.co>, Eugene Van Cise <eugene.vancise@lacity.org>, Griffin Wright <griffin@urbandesigncenter.com>, Patrice Fisher <pmfisher@ca.rr.com>, Justin Kim <justink@tmgrealty.com>, James Daughrity <jamesdaughrity@gmail.com>, central@urbandesigncenter.com

Hello CAHD Team,

Can we schedule a conference call after our 1:00 WiFi call today to debrief and go over the outreach strategy? So 2:00?

If not, can we conf on Mon or Tues at 9:00 am?

We need to send out a reminder letter next week. Let's include a copy of the petition, a picture flyer of some of the supporters and provide the owners with the name of the person that will followup with them.

We can direct them to the website to obtain another copy of the plan or let them know they can request a copy.

Let's get the mailer out on Wed. I will prepare the draft.

Sherri

Sent from my HTC

Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

## UDC Invoice 3 for completion of the MDP, ER and Map

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Mon, May 4, 2015 at 10:32 PM

To: [eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)Cc: [accounting@urbandesigncenter.com](mailto:accounting@urbandesigncenter.com)

Hello Eugene,

Attached please find our Invoice 3 for completion of the Management District Plan, Engineer's Report and Map for the proposed Central Avenue Historic District Business Improvement District.

I will drop off the wet signature copy on Thursday.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

**UDC Invoice CA-3.pdf**

149K





Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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## UDC Invoice

1 message

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**[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Wed, May 18, 2016 at 3:20 PM

To: Vivian Bowers <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>, Curtis Earnest <[Curtis.Earnest@lacity.org](mailto:Curtis.Earnest@lacity.org)>

Cc: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Thank you Vivian, Eugene received your approval of the invoice.

Curtis I know you sent it but Eugene has not received it. Can you have someone take the signed document to Eugene please. Thank you.

Sherri Franklin  
Urban Design Center  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
213-447-9264  
Sent from my HTC



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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## UDC Invoices

1 message

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**sherri@urbandesigncenter.com** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>  
To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Wed, Apr 27, 2016 at 2:07 PM

Hi Eugene,

Have you received the approval signatures for our invoices or should I follow up?

Sherri Franklin  
Urban Design Center  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
213-447-9264  
Sent from my HTC



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

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## UDC Invoices

1 message

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**sherri@urbandesigncenter.com** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Mon, May 16, 2016 at 4:02 PM

To: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Cc: Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Hello Eugene,

Can you let us know if the UDC invoices have been signed by CAHD and Council District 9 or should we follow-up with them?

Sherri Franklin  
Urban Design Center  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
213-447-9264  
Sent from my HTC



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

## UDC's Final Invoice and Retention Payment for the BID Formation Process

1 message

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**sherri@urbandesigncenter.com** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Mon, May 16, 2016 at 6:33 PM

To: Vivian Bowers <[bowerssons@sbcglobal.net](mailto:bowerssons@sbcglobal.net)>, Jonathan Zeichner <[jonathan@apch.org](mailto:jonathan@apch.org)>, Curtis Earnest <[Curtis.Earnest@lacity.org](mailto:Curtis.Earnest@lacity.org)>, Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>

Cc: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, [bid@centralavenuehistoricdistrict.org](mailto:bid@centralavenuehistoricdistrict.org)

Eugene has not received the signed invoices for UDC from CAHD or Council District 9 as of yet.

Please let me know if the invoices have been signed and sent back to Eugene or if replacement copies need to be provided.

Thank you!

Sherri Franklin  
Urban Design Center  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
213-447-9264  
Sent from my HTC



Eugene Van Cise &lt;eugene.vancise@lacity.org&gt;

---

## We are still waiting for the ER from ED

1 message

---

**Sherri Franklin** <sherri@urbandesigncenter.com>

Thu, Feb 19, 2015 at 1:49 PM

To: Miranda Paster <miranda.paster@lacity.org>, Eugene Van Cise <eugene.vancise@lacity.org>

Cc: Curtis Earnest <Curtis.Ernest@lacity.org>, James Westbrook <james.westbrooks@lacity.org>, Dorothy Randle <dorothy.randle@lacity.org>, Griffin Wright <griffin@urbandesigncenter.com>, Cecilia Ngo <Cngo@coalitionrca.org>, central@urbandesigncenter.com

Ed says he has family matters to tend to but can get the report to us in a few days.

We also had him adjust the formula so that buildings with more than 1 floor are not unduly burdened, particularly because many on Central Avenue are affordable housing developments with 3-5 floors.

Looks like we can get the entire package to you on Monday.

Sherri Franklin  
Urban Design Center  
213-712-9906

Sent from my HTC



Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

---

## Workers Comp

1 message

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**Eugene Van Cise** <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Wed, Apr 2, 2014 at 2:24 PM

To: [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

Cc: Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, [dalila@thesotelogroup.com](mailto:dalila@thesotelogroup.com)

Griffin,

Please email your State Fund workers compensation insurance certificate and I will forward it to our accounting clerk for approval.

Eugene Van Cise  
Special Assessments Section  
Office of the City Clerk  
[213-978-1315](tel:213-978-1315)



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
03/26/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                                                       |                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRODUCER</b><br>Dickerson Employee Benefits Insurance Services<br>1918 Riverside Drive<br><br>Los Angeles CA 90039 | <b>CONTACT NAME:</b> Irma Cousin<br><b>PHONE (A/C No. Ext):</b> (323) 662-7200 x 232<br><b>FAX (A/C No.):</b> (866) 792-9437<br><b>E-MAIL ADDRESS:</b> irma@dickerson-group.com                      |
| <b>INSURED</b><br>SL Franklin Enterprises dba:<br>Urban Design<br>3816 Stocker St. Apt. #1<br>Los Angeles, CA 90008   | <b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> State Compensation Insurance Fund<br><b>INSURER B:</b><br><b>INSURER C:</b><br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                   | ADDL INSR                    | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                           |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------|---------------|-------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>GENERAL LIABILITY</b><br><input type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC |                              |          |               |                         |                         | EACH OCCURRENCE \$<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$<br>MED EXP (Any one person) \$<br>PERSONAL & ADV INJURY \$<br>GENERAL AGGREGATE \$<br>PRODUCTS - COMP/OP AGG \$<br>\$                         |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS                                                        |                              |          |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$                                                            |
|          | <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br>DED <input type="checkbox"/> RETENTION \$                                                                                                                                         |                              |          |               |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$                                                                                                                                                                         |
| A        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                        | Y/N <input type="checkbox"/> | N/A      | 9006550-2013  | 06/01/2013              | 06/01/2014              | <input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |
|          |                                                                                                                                                                                                                                                                                                     |                              |          |               |                         |                         |                                                                                                                                                                                                                  |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

\*30 days notice of cancellation except for non-payment 10 days -

## CERTIFICATE HOLDER

City of Los Angeles  
Office of the City Administrative Office Risk Management  
200 North Main Street Room 1240  
Los Angeles, CA 90012

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
Jerry Windom

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main body



## EBO COMPLIANCE

City of Los Angeles  
Department of Public Works  
Bureau of Contract Administration  
Office of Contract Compliance  
1149 S. Broadway, Suite 300, Los Angeles, CA 90015  
Phone: (213) 847-2625 E-mail: [bca.ecoe@lacity.org](mailto:bca.ecoe@lacity.org)

### **EQUAL BENEFITS ORDINANCE COMPLIANCE AFFIDAVIT**

Prime contractors must certify compliance with Los Angeles Administrative Code (LAAC) Section 10.8.2.1 et seq. prior to the execution of a City agreement subject to the Equal Benefits Ordinance (EBO).

#### **SECTION 1. CONTACT INFORMATION**

S. L. Franklin Enterprises, Inc.

Company Name: DBA Urban Design Center BAVN Company ID # 3092

Company Address: 1100 S. Hope St., Suite 103

City: Los Angeles State: CA Zip: 90015

Contact Person: Sherri Franklin Phone: 213-447-9264 E-mail: sherri@urbandesigncenter.com

Approximate Number of Employees in the United States: 3

Approximate Number of Employees in the City of Los Angeles: 3

#### **SECTION 2. EBO REQUIREMENTS**

The EBO requires City Contractors who provide benefits to employees with spouses to provide the same benefits to employees with domestic partners. Domestic Partner means any two adults, of the same or different sex, who have registered as domestic partners with a governmental entity pursuant to state or local law authorizing this registration, or with an internal registry maintained by the employer of at least one of the domestic partners.

Unless otherwise exempt, the contractor is subject to and shall comply with the EBO as follows:

- A. The contractor's operations located within the City limits, regardless of whether there are employees at those locations performing work on the City Contract; and
- B. The contractor's operations located outside of the City limits if the property is owned by the City or the City has a right to occupy the property, and if the contractor's presence at or on the property is connected to a Contract with the City; and
- C. The Contractor's employees located elsewhere in the United States, but outside of the City Limits, if those employees are performing work on the City Contract.

A Contractor must post a copy of the following statement in conspicuous places at its place of business available to employees and applicants for employment:

"During the performance of a Contract with the City of Los Angeles, the Contractor will provide equal benefits to its employees with spouses and its employees with domestic partners."

## EBO COMPLIANCE

### SECTION 3. COMPLIANCE OPTIONS

I have read and understand the provisions of the Equal Benefits Ordinance and have determined that this company will comply as indicated below:

- ☐..... I have no employees.
- ☐..... I provide no benefits.
- ☐..... I provide benefits to employees only. Employees are prohibited from enrolling their spouse or domestic partner.
- ☒..... I provide equal benefits as required by the City of Los Angeles EBO.
- ☐..... I provide employees with a "Cash Equivalent." Note: The "Cash Equivalent" is the amount of money equivalent to what your company pays for spousal benefits that are unavailable for domestic partners, or vice versa.
- ☐..... All or some employees are covered by a collective bargaining agreement (CBA) or union trust fund. Consequently, I will provide Equal Benefits to all non-union represented employees, subject to the EBO, and will propose to the affected unions that they incorporate the requirements of the EBO into their CBA upon amendment, extension, or other modification of the CBA.
- ☐..... Health benefits currently provided do not comply with the EBO. However, I will make the necessary changes to provide Equal Benefits upon my next Open Enrollment period which begins on (Date) \_\_\_\_\_.
- ☐..... Our current company policies, i.e., family leave, bereavement leave, etc., do not comply with the provisions of the EBO. However, I will make the necessary modifications within three (3) months from the date of this affidavit.

### SECTION 4. DECLARATION UNDER PENALTY OF PERJURY

I understand that I am required to permit the City of Los Angeles access to and upon request, must provide certified copies of all company records pertaining to benefits, policies and practices for the purpose of investigation or to ascertain compliance with the Equal Benefits Ordinance. Furthermore, I understand that failure to comply with LAAC Section 10.8.2.1 et seq., Equal Benefits Ordinance may be deemed a material breach of any City contract by the Awarding Authority. The Awarding Authority may cancel, terminate or suspend in whole or in part, the contract; monies due or to become due under a contract may be retained by the City until compliance is achieved. The City may also pursue any and all other remedies at law or in equity for any breach. The City may use the failure to comply with the Equal Benefits Ordinance as evidence against the Contractor in actions taken pursuant to the provisions of the LAAC Section 10.40, et seq., Contractor Responsibility Ordinance.

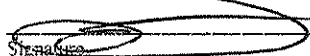
S. L. Franklin Enterprises, Inc.

DBA Urban Design Center will comply with the Equal Benefits Ordinance requirements  
Company Name

as indicated above prior to executing a contract with the City of Los Angeles and will comply for the entire duration of the contract(s).

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that I am authorized to bind this entity contractually.

Executed this 24th day of March, in the year 2014, at Los Angeles, CA  
(City) (State)

  
Signature

Sherri Franklin  
Name of Signatory (please print)

Principal  
Title

1100 S. Hope St., Suite 103  
Mailing Address

Los Angeles, CA 90015  
City, State, Zip Code

65-121-8896  
EIN/TIN

## FSHO COMPLIANCE

City of Los Angeles  
Department of Public Works  
Bureau of Contract Administration  
Office of Contract Compliance  
1149 S. Broadway, Suite 300, Los Angeles, CA 90015  
Phone: (213) 847-2625 E-mail: [bca.eeoe@lacity.org](mailto:bca.eeoe@lacity.org)

### FIRST SOURCE HIRING ORDINANCE COMPLIANCE AFFIDAVIT

Contractors (including loan or grant recipients) participating on a City contract that is subject to the First Source Hiring Ordinance (FSHO) are required to certify their compliance prior to contract execution.

As part of their obligations under the FSHO, Contractors must provide the Awarding Department a list of anticipated employment opportunities that they and their subcontractors expect to fill in order to perform the services under the contract. The FSHO-1 form (available at <http://bca.lacity.org>) should be utilized to inform the Awarding Authority of any such opportunities. If no opportunities are anticipated, contractors do not need to submit the FSHO-1 form prior to contract award, but must report any subsequent employment opportunities on the FSHO-3 form (available at <http://bca.lacity.org>) as described below.

During the term of the contract, the contractor and their subcontractors shall:

1. At least seven business days prior to making an announcement of a specific employment opportunity, provide notification of that employment opportunity by submitting the FSHO-3 form to the Community Development Department;
2. Interview qualified individuals referred by the City's referral resources; and
3. Prior to filling any employment opportunity, inform the Office of Contract Compliance of the names of the referral resources used, the names of the individuals referred, and the names of the referred individuals who were interviewed. If the referred individuals were not hired, the contractor should also provide the reasons they were not hired.

### DECLARATION UNDER PENALTY OF PERJURY

I am aware of my obligations under Los Angeles Administrative Code (LAAC) Section 10.44 et seq., First Source Hiring Ordinance, and understand that failure to comply may result in contract termination. The City may also pursue any and all other remedies at law or in equity for any breach. The City may use the failure to comply with the First Source Hiring Ordinance as evidence against the contractor in actions taken pursuant to the provisions of the LAAC Section 10.39 et seq. and 10.40 et seq., Contractor Responsibility Ordinance.

S. L. Franklin Enterprises, Inc.

DBA Urban Design Center will fully comply with the First Source Hiring Ordinance requirements.  
Company Name

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that I am authorized to bind this entity contractually.

Executed this 24<sup>th</sup> day of March, in the year 20 14, at Los Angeles, CA.  
(City) (State)

Signature

Sherri Franklin

Name of Signatory (Please Print)

Principal

Title

3092

BAVN ID No.

1100 S. Hope St., Suite 103

Mailing Address

Los Angeles, CA, 90015

City, State, Zip Code

65-121-8896

EIN/TIN

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

E-Mail



HOLLY L. WOLCOTT  
CITY CLERK  
—  
GREGORY R. ALLISON  
EXECUTIVE OFFICER

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and Business Improvement  
District Division  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
(213) 978-1099  
FAX: (213) 978-1130  
—

MIRANDA PASTER  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

**AFFIDAVIT OF LOST/NON-RECEIPT BALLOT FOR FORMATION OF THE  
\_\_\_\_\_ BUSINESS IMPROVEMENT DISTRICT**

**— MUST BE COMPLETED BY PROPERTY OWNER\* —**

*(Please see reverse for completion/submission instructions and information on legal property ownership)*

1. Property Owner(s) Names \_\_\_\_\_

2. CONTACT PHONE NUMBER: \_\_\_\_\_

|                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. <b>PROPERTY SITE ADDRESS(ES)</b> (SEE INSTRUCTIONS ON REVERSE)<br>(Street Number, Street Name, Unit Number, and Zip Code AND/OR Assessor Parcel Number in xxxx-xxx-xxx format) |
| (1) _____                                                                                                                                                                         |
| (2) _____                                                                                                                                                                         |
| (3) _____                                                                                                                                                                         |
| (4) _____                                                                                                                                                                         |
| (5) _____                                                                                                                                                                         |

IF MORE THAN FIVE (5) PROPERTIES, PLEASE USE AN ADDITIONAL AND SEPARATE REQUEST FORM

4. Reason for Requesting a Replacement Ballot (Mark one):

- ☐ Never Received Ballot Package      ☐ Lost/Misplaced Ballot Package  
☐ OTHER (explain): \_\_\_\_\_

5. Preferred Method and location for sending Replacement Ballot Package (Mark one):

☐ Email: \_\_\_\_\_  
PLEASE PRINT EMAIL ADDRESS CAREFULLY

☐ US Postal Service: \_\_\_\_\_  
NUMBER STREET UNIT/APARTMENT NUMBER  
CITY STATE ZIP CODE COUNTRY (IF OTHER THAN US)

6. **DECLARATION:** I \_\_\_\_\_ declare, under penalty of perjury\*, that I am the  
(SEE BACK FOR INSTRUCTIONS) PRINT FULL NAME CLEARLY  
legal property owner for the property(ies) listed above. Signature: \_\_\_\_\_

YOUR LEGAL SIGNATURE MUST BE PROVIDED TO PROCESS FORM

\*WARNING: PERJURY IS A FELONY, PUNISHABLE BY FINE AND/OR IMPRISONMENT IN STATE PRISON.

**FOR OFFICE USE ONLY**

|                         |                           |                         |                     |
|-------------------------|---------------------------|-------------------------|---------------------|
| VERIFIER NAME _____     | OWNERSHIP CHECK _____     | PROPERTY CHECK _____    | BALLOT ISSUED _____ |
| VERIFICATION DATE _____ | VERIFICATION SOURCE _____ | BALLOT ISSUE DATE _____ |                     |

# DIRECTIONS FOR REQUESTING A DUPLICATE/REPLACEMENT BALLOT

**DIRECTIONS:** Property owner(s) must complete the following steps:

1. Fill in the property owner name(s) for the parcel(s) being requested. Different ownerships for different properties must be requested on separate forms.  
*Example: All property owned by John Smith and Julie Smith can be requested on one form. However, if John Smith owns a property alone or with an individual other than Julie Smith, that property must be requested on a separate form.*
2. Fill in a daytime contact phone number. This will only be used to resolve problems with your submitted form (*E.g. Invalid/illegible email address or unknown property owner*)
3. Add full individual property site address(es) (including city, state, and ZIP code) and/or the Assessor Parcel Number (APN) for each property in the District.  
**NOTE: If you do not know your Assessor Parcel Number (APN), it can be found on your property tax bill, or through entering your street address at the website of the Los Angeles County Office of the Assessor at <http://assessor.lacounty.gov/extranet/Datamaps/Pais.aspx>.**
4. State your reason for requesting a replacement ballot.
5. Choose your method and location for sending a Replacement Ballot Package.  
Email or first-class US mail are the only two options for receiving a ballot package. The entire replacement package must be sent and can be quite large. Your actual assessment ballot will be one page of the entire package.
6. Complete the Declaration section, printing your name and signing it appropriately.  
Only the Legal Property owner or duly authorized representative of the owner can sign. See the "Who Can Sign" section below for common guidelines on who can sign for certain ownership situations.
7. Submit your affidavit through one of the following means:  
By Mail: 200 N. Spring St, Room 224, Los Angeles, CA 90012  
In Person: 200 N. Spring St, Room 224, Los Angeles, CA 90012  
By Facsimile: (213) 978-1130  
**Please note that affidavits sent through email will not be accepted.**

## **WHO CAN FILL OUT & SUBMIT THE AFFIDAVIT?**

**The property owner should fill out the affidavit. The following guidelines outline who can sign the affidavit based on the ownership:**

- If the property is owned by an individual, the individual must sign.
- If the property is owned by a corporation, the affidavit may be signed for the corporation by any officers pursuant to Corporations Code section 313 (i.e., the Chairman of the Board, President, or Vice President and the Secretary, any Assistant Secretary, the Chief Financial officer, or any Assistant Treasurer) or pursuant to the by-laws or by resolution of the corporation's Board of Directors.
- If the property is owned by a partnership, any general partner may sign.
- If two or more persons own the property as tenants-in-common, any one tenant-in- common may sign for all.
- If two or more persons own the property in joint tenancy, any one joint tenant may sign for all.
- If a property is held by a married couple as community property, both must sign the affidavit.

# CITY OF LOS ANGELES

## NONDISCRIMINATION • EQUAL EMPLOYMENT PRACTICES CONSTRUCTION & NON-CONSTRUCTION CONTRACTOR

Los Angeles Administrative Code (LAAC), Division 10, Chapter 1, Article 1, Section 10.8 stipulates that the City of Los Angeles, in letting and awarding contracts for the provision to it or on its behalf of goods or services of any kind or nature, intends to deal only with those contractors that comply with the non-discrimination and Affirmative Action provisions of the laws of the United States of America, the State of California and the City of Los Angeles. The City and each of its awarding authorities shall therefore require that any person, firm, corporation, partnership or combination thereof, that contracts with the City for services, materials or supplies, shall not discriminate in any of its hiring or employment practices, shall comply with all provisions pertaining to nondiscrimination in hiring and employment, and shall require Affirmative Action Programs in contracts in accordance with the provisions of the LAAC. The awarding authority and/or Office of Contract Compliance of the Department of Public Works shall monitor and inspect the activities of each such contractor to determine that they are in compliance with the provisions of this chapter.

### **I. Los Angeles Administrative Code Section 10.8.2 All Contracts: Non-discrimination Clause**

Notwithstanding any other provision of any ordinance of the City of Los Angeles to the contrary, every contract which is let, awarded or entered into with or on behalf of the City of Los Angeles, shall contain by insertion therein a provision obligating the contractor in the performance of such contract not to discriminate in his or her employment practices against any employee or applicant for employment because of the applicant's race, religion, national origin, ancestry, sex, sexual orientation, age, disability, marital status, domestic partner status, or medical condition. All contractors who enter into such contracts with the City shall include a like provision in all subcontracts awarded for work to be performed under the contract with the City. Failure of the contractor to comply with this requirement or to obtain the compliance of its subcontractors with such obligations shall subject the contractor to the imposition of any and all sanctions allowed by law, including but not limited to termination of the contractor's contract with the City.

### **II. Los Angeles Administrative Code Section 10.8.3. Equal Employment Practices Provisions**

Every non-construction contract with or on behalf of the City of Los Angeles for which the consideration is \$1,000 or more, and every construction contract for which the consideration is \$1,000 or more, shall contain the following provisions, which shall be designated as the **EQUAL EMPLOYMENT PRACTICES** provision of such contract:

**A.** During the performance of this contract, the contractor agrees and represents that it will provide equal employment practices and the contractor and each subcontractor hereunder will ensure that in his or her employment practices persons are employed and employees are treated equally and without regard to or because of race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.

1. This provision applies to work or service performed or materials manufactured or assembled in the United States.
2. Nothing in this section shall require or prohibit the establishment of new classifications of employees in any given craft, work or service category.
3. The contractor agrees to post a copy of Paragraph A hereof in conspicuous places at its place of business available to employees and applicants for employment.

**B.** The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to their race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.

**C.** As part of the City's supplier registration process, and/or at the request of the awarding authority, or the Board of Public Works, Office of Contract Compliance, the contractor shall certify in the specified format that he or she has not discriminated in the performance of City contracts against any employee or applicant for employment on the basis or because of race, religion, national origin, ancestry, sex, sexual orientation, age, disability, marital status or medical condition.

**D.** The contractor shall permit access to and may be required to provide certified copies of all of his or her records pertaining to employment and to employment practices by the awarding authority or the Office of Contract Compliance for the purpose of investigation to ascertain compliance with the Equal Employment Practices provisions of City contracts. On their or either of their request the contractor shall provide evidence that he or she has or will comply therewith.

**E.** The failure of any contractor to comply with the Equal Employment Practices provisions of this contract may be deemed to be a material breach of City contracts. Such failure shall only be established upon a finding to that effect by the awarding authority, on the basis of its own investigation or that of the Board of Public Works, Office of Contract Compliance. No such finding shall be made or penalties assessed except upon a full and fair hearing after notice and an opportunity to be heard has been given to the contractor.

F. Upon a finding duly made that the contractor has failed to comply with the Equal Employment Practices provisions of a City contract, the contract may be forthwith canceled, terminated or suspended, in whole or in part, by the awarding authority, and all monies due or to become due hereunder may be forwarded to and retained by the City of Los Angeles. In addition thereto, such failure to comply may be the basis for a determination by the awarding authority or the Board of Public Works that the said contractor is an irresponsible bidder or proposer pursuant to the provisions of Section 371 of the Charter of the City of Los Angeles. In the event of such a determination, such contractor shall be disqualified from being awarded a contract with the City of Los Angeles for a period of two years, or until the contractor shall establish and carry out a program in conformance with the provisions hereof.

G. Notwithstanding any other provision of this contract, the City of Los Angeles shall have any and all other remedies at law or in equity for any breach hereof.

H. The Board of Public Works shall promulgate rules and regulations through the Office of Contract Compliance, and provide necessary forms and required language to the awarding authorities to be included in City Request for Bids or Request for Proposal packages or in supplier registration requirements for the implementation of the Equal Employment Practices provisions of this contract, and such rules and regulations and forms shall, so far as practicable, be similar to those adopted in applicable Federal Executive orders. No other rules, regulations or forms may be used by an awarding authority of the City to accomplish the contract compliance program.

I. Nothing contained in this contract shall be construed in any manner so as to require or permit any act which is prohibited by law.

J. At the time a supplier registers to do business with the City, or when an individual bid or proposal is submitted, the contractor shall agree to adhere to the Equal Employment Practices specified herein during the performance or conduct of City Contracts.

K. Equal Employment Practices shall, without limitation as to the subject or nature of employment activity, be concerned with such employment practices as:

1. Hiring practices;
2. Apprenticeships where such approved programs are functioning, and other on-the-job training for non-apprenticeable occupations;
3. Training and promotional opportunities; and
4. Reasonable accommodations for persons with disabilities.

L. All contractors subject to the provisions of this section shall include a like provision in all subcontracts awarded for work to be performed under the contract with the City and shall impose the same obligations, including but not limited to filing and reporting obligations, on the subcontractors as are applicable to the contractor. Failure of the contractor to comply with this requirement or to obtain the compliance of its subcontractors with all such obligations shall subject the contractor to the imposition of any and all sanctions allowed by law, including but not limited to termination of the contractor's contract with the City.

**Equal Employment Practices Provisions Certification – The Contractor by its signature affixed hereto declares under penalty of perjury that:**

1. The Contractor has read the Nondiscrimination Clause in Section I above and certifies that it will adhere to the practices in the performance of all contracts.
2. The Contractor has read the Equal Employment Practices Provisions as contained in Section II above and certifies that it will adhere to the practices in the performance of any construction contract or non-construction contract of \$1,000 or more.

S. L. Franklin Enterprises, Inc.

DBA Urban Design Center

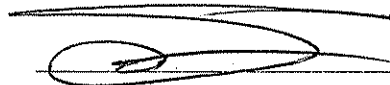
COMPANY NAME

1100 S. Hope St., Suite 103

ADDRESS

Los Angeles, Los Angeles, CA, 90015

CITY, COUNTY, STATE, ZIP



AUTHORIZED SIGNATURE

Sherri Franklin

NAME AND TITLE (TYPE OR PRINT)

213-447-9264 / sherri@urbandesigncenter.com

TELEPHONE/E-MAIL





PETITION TO ESTABLISH THE  
**BID NAME**  
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE  
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: \_\_\_\_\_

| <u>APN NUMBER</u> | <u>SITE ADDRESS</u> | <u>ASSESSMENT<br/>AMOUNT</u> | <u>PERCENTAGE</u> |
|-------------------|---------------------|------------------------------|-------------------|
|                   |                     |                              |                   |
|                   |                     |                              |                   |
| <u>TOTALS</u>     |                     |                              |                   |

☐ YES, I want my property(ies) to be included in this Business Improvement District.

**Property Owner's Name**  
(Please Print or Type)

Property Owner's OR Duly Authorized Representative's  
**Signature**

**Title**  
(Please Print or Type)

**Date**

**STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)**

I, \_\_\_\_\_, hereby certify (or declare) under penalty of perjury under the laws of the  
PRINT NAME CLEARLY  
State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of  
liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to  
the best of my knowledge as of \_\_\_\_/\_\_\_\_/\_\_\_\_. Petitioner Signature: \_\_\_\_\_  
MONTH DAY YEAR

**NOTE: ALL FIELDS MUST BE COMPLETED. PETITIONS WITH EMPTY FIELDS WILL BE REJECTED.**

Please Return To: **(BID NAME)** Stakeholders  
(Stakeholder Address)  
(City, State Zip Code)



|                                                                                                                                                                  |               |                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------------|
| HOME OFFICE                                                                                                                                                      | SAN FRANCISCO | ANNUAL RATING ENDORSEMENT |
| IT IS AGREED THAT THE CLASSIFICATIONS AND RATES PER \$100 OF REMUNERATION APPEARING IN THE CONTINUOUS POLICY ISSUED TO THIS EMPLOYER ARE AMENDED AS SHOWN BELOW. |               |                           |

HERE ARE YOUR NEW RATES FOR THE PERIOD INDICATED. IF YOUR NAME OR ADDRESS SHOULD BE CORRECTED OR IF INSURANCE IS NOT NEEDED FOR NEXT YEAR, PLEASE TELL US.

**IMPORTANT** THIS IS NOT A BILL  
SEND NO MONEY UNLESS STATEMENT IS ENCLOSED

CONTINUOUS POLICY 9006550-14

THE RATING PERIOD BEGINS AND ENDS AT 12:01AM  
PACIFIC STANDARD TIME

RATING PERIOD 3-01-14 TO 3-01-15

URBAN DESIGN CENTER  
3816 STOCKER ST APT 1  
LOS ANGELES, CALIF 90008

DEPOSIT PREMIUM \$315.00  
MINIMUM PREMIUM \$315.00  
PREMIUM ADJUSTMENT PERIOD QUARTERLY  
R SC

NAME OF EMPLOYER- S L FRANKLIN ENTERPRISES INC  
(A CORPORATION)

CODE NO. PRINCIPAL WORK AND RATES EFFECTIVE FROM 03-01-14 TO 03-01-15

|        |                        | PREMIUM<br>BASIS | BASE<br>RATE | INTERIM<br>BILLING<br>RATE* |
|--------|------------------------|------------------|--------------|-----------------------------|
| 8742-1 | SALESPERSONS--OUTSIDE. | 87636            | 1.29         | 1.32                        |

\*\*\*\*\*BUREAU NOTE INFORMATION\*\*\*\*\*

FEIN 651218896

TOTAL ESTIMATED ANNUAL PREMIUM \$1,162



|                                                                                                                                                                  |               |                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------------|
| HOME OFFICE                                                                                                                                                      | SAN FRANCISCO | ANNUAL RATING ENDORSEMENT |
| IT IS AGREED THAT THE CLASSIFICATIONS AND RATES PER \$100 OF REMUNERATION APPEARING IN THE CONTINUOUS POLICY ISSUED TO THIS EMPLOYER ARE AMENDED AS SHOWN BELOW. |               |                           |

HERE ARE YOUR NEW RATES FOR THE PERIOD INDICATED. IF YOUR NAME OR ADDRESS SHOULD BE CORRECTED OR IF INSURANCE IS NOT NEEDED FOR NEXT YEAR, PLEASE TELL US.

**IMPORTANT** THIS IS NOT A BILL  
SEND NO MONEY UNLESS STATEMENT IS ENCLOSED

CONTINUOUS POLICY 9006550-14

THE RATING PERIOD BEGINS AND ENDS AT 12:01AM  
PACIFIC STANDARD TIME

RATING PERIOD 3-01-14 TO 3-01-15

\* INTERIM BILLING RATES WILL BE USED ON PAYROLL REPORTS. THEY TAKE INTO ACCOUNT RATING PLAN CREDITS (OR DEBITS) WHICH WILL APPLY AT FINAL BILLING AND AN ESTIMATE OF YOUR PREMIUM DISCOUNT AS DETAILED BELOW.

RATING PLAN CREDITS (DEBITS) EFFECTIVE FROM 03-01-14 TO 03-01-15

|                                                                           |                |
|---------------------------------------------------------------------------|----------------|
| RATING PLAN MODIFIER                                                      | 1.02708        |
| ESTIMATED PREMIUM DISCOUNT MODIFIER                                       | <u>1.00000</u> |
| COMPOSITE FACTOR APPLIED TO BASE RATES TO DERIVE<br>INTERIM BILLING RATES | 1.02708        |

YOUR BROKER RECEIVES A 10.0% COMMISSION ON THIS POLICY. THE COMMISSION LEVEL ASSIGNED DOES NOT AFFECT THE PRICE OF THIS POLICY.

\*\*\*\*\*  
\*  
\* PREMIUM DISCOUNT SCHEDULE EFFECTIVE FROM 03-01-14 TO 03-01-15 \*  
\* ESTIMATED MODIFIED PREMIUM IS DISCOUNTED ACCORDING TO THE FOLLOWING SCHEDULE: \*  
\* FIRST ABOVE \*  
\* \$5,000 \$5,000 \*  
\* 0.0% 11.3% \*  
\*  
\*\*\*\*\*

THE ESTIMATED PREMIUM DISCOUNT IS BASED ON AN ESTIMATE OF YOUR PAYROLL. ACTUAL PREMIUM DISCOUNT APPLIED AT FINAL BILLING WILL BE BASED ON THE ACTUAL PAYROLL REPORTED ON YOUR POLICY AND SUBJECT TO AUDIT.

IT IS AGREED THAT THE CLASSIFICATIONS AND RATES PER \$100 OF REMUNERATION APPEARING  
IN THE CONTINUOUS POLICY ISSUED TO THIS EMPLOYER ARE AMENDED AS SHOWN BELOW.

CONTINUOUS POLICY 9006550-14

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT YOUR LOCAL STATE FUND OFFICE BELOW:

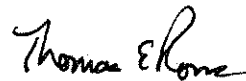
CSC - POLICY AT MONTEREY PARK  
900 CORPORATE CENTER DRIVE  
MONTEREY PARK, CA 91754  
(877) 405-4545

Nothing herein contained shall be held to vary, alter, waive or extend any of the terms, conditions  
agreements or limitations of the Policy other than as herein stated.

When countersigned by a duly authorized officer or representative of the State Compensation Insurance  
Fund, these declarations shall be valid and form part of the Policy.



AUTHORIZED REPRESENTATIVE



PRESIDENT AND CEO

## **Sample Vision Statement for the Proposed Central Avenue Historic District**

### **SAMPLE #1:**

Developed by the **Arts District Los Angeles** Business Improvement District Steering Committee, the Arts District BID Management Plan is proposed to improve and convey special benefits to properties located within the Arts District LA BID area. The District will provide new and continued improvements and activities, including Clean/Safe, and Management. Each of the programs is designed to meet the goals of the District; to improve the safety of each individual parcel within the District, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels within the District."

### **SAMPLE #2:**

The purpose and focus of the **Brentwood Village** BID is to upgrade the streetscape environment for the exclusive special benefit of properties within the District. Specifically, this includes streetscape cleaning, litter pickup, landscape upkeep, trash bin cleaning, holiday tree and building lighting and related administration and operations.

### **PROPOSED WORDING:**

We, the members of the steering committee of the **Central Avenue Historic District**, represent a comprehensive array of stakeholders and leadership who have united in order to address the common challenges and chronic quality-of-life issues that affect the properties and businesses along Central Avenue's primary business district. The Central Avenue Historic District is endowed with numerous assets not typically found in neighborhood commercial areas, including: a central location, a strong and diverse small business community with a strong cultural identity and historic background. Our vision is to have Central Avenue be the business and cultural destination of choice within the City of Los Angeles.

**PROPOSED GOALS - Through the services offered by the BID, we are committed to:**

- A safe, clean and aesthetically attractive commercial and cultural destination;
- Fostering thriving and profitable businesses;
- Providing a variety of retail goods and services from a mixture of national brand and locally-based companies, including minority and women-owned small businesses;
- Support local non-profit organizations and other community based organizations and institutions; and,
- Valuing the diverse history, culture and styles of the residents of the South Los Angeles by offering goods and services that respond to the community's desires.
- New business development and support of locally owned businesses to result in a business district that offers an assortment of shops, restaurants and cafes
- More healthy food choices
- Full cooperation from merchants, property owners, elected officials, and City Agencies

***BID Steering Committee***

- Multiple aligned interests in the community as all members are stakeholders (Resident, Business Owner, Property Owner, Home Owner, Consumer, Worker and Religious Worshipper) of the South Los Angeles Community
- Recognize the potential that the district has (housing stock, small businesses, transportation, foot traffic, etc.) and excited about realizing the development opportunities that exist. Especially economic development that will stimulate, strengthen and sustain the overall needs of the community
- Want to see the area blossom into a commercial district that offers a diversity of services, while simultaneously want to ensure the survival of small businesses by finding the balance between the preservation of the history, character, and vitality of our neighborhood so not to be overshadowed by big box development
- Desire to be a part of the revitalization of nearby Downtown Los Angeles in order to help improve the quality of life and the business environment of the community

***Description of Central Avenue Historic District***

- for residents and nonresidents, that offers a variety of retail and service options through a mixture of small family owned boutiques/businesses and major brand companies
- A place with a range of services that are affordable to a range of income levels
- A more beautified area through lighting, signage, sanitation, benches, planters, flags, etc. where people can spend time lounging and window shopping
- A viable shopping district with quality businesses

***District's greatest potential***

- Diversity of cultures and history of the neighborhood
- Density in the area, which is high and balanced between single family and multi-family
- Engagement of community members, especially merchants and property owners

- To generate greater spending in the community by supporting a diverse group of retailers that target various demographic groups that are currently spending much of their purchasing power outside of the community



## CITY OF LOS ANGELES - SLAVERY DISCLOSURE ORDINANCE

Unless otherwise exempt from the Slavery Disclosure Ordinance (SDO), a Company entering into a Contract with the City must complete an Affidavit disclosing any and all records of Participation or Investment in, or Profits derived from Slavery, including Slaveholder Insurance Policies, during the Slavery Era. The Company must complete and submit the Affidavit and any attachments on LABAVN ([www.labavn.org](http://www.labavn.org)) before a Contract or Contract Amendment can be executed. The Affidavit must only be submitted once on LABAVN, but contractors are responsible for updating their Affidavit if changes occur to any information contained therein.

Questions regarding the Affidavit may be directed to the Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance. Website: <http://bca.lacity.org/index.cfm>; Phone: (213) 847-2625; E-mail: [bca.eeoe@lacity.org](mailto:bca.eeoe@lacity.org).

### AFFIDAVIT DISCLOSING SLAVERY ERA PARTICIPATION, INVESTMENTS, OR PROFITS

1. I, Sherri Franklin, am authorized to bind contractually the Company identified below.

2. Information about the Company entering into a Contract with the City is as follows:

S. L. Franklin Enterprises, Inc. DBA Urban Design Center

213-213-9264

65-121-8896

3092

| Company Name                | Phone       | Federal ID # | BAVN Company ID # |
|-----------------------------|-------------|--------------|-------------------|
| 1100 S. Hope St., Suite 103 | Los Angeles | CA           | 90015             |
| Street Address              | City        | State        | Zip               |

3. The Company came into existence in 1991 (year).

4. The Company has searched its records and those of any Predecessor Companies for information relating to Participation or Investments in, or Profits derived from, Slavery or Slaveholder Insurance Policies. Based on that research, the Company represents that (mark only the option(s) that apply):

☒ The Company found no records that the Company or any of its Predecessor Companies had any Participation or Investments in, or derived Profits from, Slavery or Slaveholder Insurance Policies during the Slavery Era.

☐ The Company found records that the Company or its Predecessor Companies Participated or Invested in, or derived Profits from Slavery during the Slavery Era. The nature of that Participation, Investment, or Profit is described on the attachment to this Affidavit and incorporated herein.

☐ The Company found records that the Company or its Predecessor Companies bought, sold, or derived Profits from Slaveholder Insurance Policies during the Slavery Era. The names of any Enslaved Persons or Slaveholders under the Policies are listed on the attachment to this Affidavit and incorporated herein.

6. I declare under penalty of perjury under the laws of the State of California that the representations made herein are true and correct to the best of my knowledge.

Executed on 3/24/14 at Los Angeles, CA  
(Date) (City) (State)

Signature: [Signature] Title: Principal

#### DEFINITIONS

**Affidavit** means the form developed by the DAA and may be updated from time to time. The Affidavit need not be notarized but must be signed under penalty of perjury.

**Company** means any person, firm, corporation, partnership or combination of these.

**Contract** means any agreement, franchise, lease or concession including an agreement for any occasional professional or technical personal services, the performance of any work or service, the provision of any materials or supplies or rendering of any service to the City of Los Angeles or the public, which is let, awarded or entered into with or on behalf of the City of Los Angeles or any Awarding Authority of the City.

**Enslaved Person** means any person who was wholly subject to the will of another and whose person and services were wholly under the control of another and who was in a state of enforced compulsory service to another during the Slavery Era.

**Investment** means to make use of an Enslaved Person for future benefits or advantages.

**Participation** means having been a Slaveholder during the Slavery Era.

**Predecessor Company** means an entity whose ownership, title and interest, including all rights, benefits, duties and liabilities were acquired in an uninterrupted chain of succession by the Company.

**Profits** means any economic advantage or financial benefit derived from the use of Enslaved Persons.

**Slavery** means the practice of owning Enslaved Persons.

**Slavery Era** means that period of time in the United States of America prior to 1865.

**Slaveholder** means holders of Enslaved Persons, owners of business enterprises using Enslaved Persons, owners of vessels carrying Enslaved Persons or other means of transporting Enslaved Persons, merchants or financiers dealing in the purchase, sale or financing of the business of Enslaved Persons.

**Slaveholder Insurance Policies** means policies issued to or for the benefit of Slaveholders to insure them against the death of, or injury to, Enslaved Persons.

# URBAN DESIGN CENTER

## INVOICE

Invoice Number: CA - 3

Date: April 30, 2015

### ATTENTION:

Holly W. Wolcott, Interim City Clerk  
City of Los Angeles, Office of City Clerk  
City Hall Room 360  
200 North Spring Street  
Los Angeles, CA 90012

**Contract:** Central Avenue BID  
Formation Process

**Contract No.:** C-123877

**Contract Award:** \$80,000.00

| Due: 30 Days from Receipt                                                                                              |                    |
|------------------------------------------------------------------------------------------------------------------------|--------------------|
| Amount Billed This Invoice:                                                                                            | \$20,000.00        |
| ▪ Task: Deliverable 3: Preparation of the MANAGEMENT DISTRICT PLAN with legible map and stand-alone ENGINEER'S REPORT. |                    |
| Amount Billed Previous Invoice:                                                                                        | <u>\$14,000.00</u> |
| Total Billed To Date:                                                                                                  | \$34,000.00        |
| ▪ Less 15% Retention:                                                                                                  | <u>-\$5,100.00</u> |
| Total Billed Less Retention:                                                                                           | \$28,900.00        |
| ▪ Less Amount Paid to Date:                                                                                            | -\$7,650.00        |
| ▪ Less Unpaid Amount Billed to Date:                                                                                   | <u>-\$4,250.00</u> |
| <b>TOTAL DUE THIS INVOICE</b>                                                                                          |                    |
|                                                                                                                        | <b>\$17,000.00</b> |

### SUBMITTED BY:

URBAN DESIGN CENTER

By: \_\_\_\_\_

Sherri Franklin

Its: Principal

Date: \_\_\_\_\_

### APPROVED BY:

CITY OF LOS ANGELES  
OFFICE OF CITY CLERK

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

a S. L. Franklin Enterprises, Inc. Company

1100 S. Hope Street, Suite 103, Los Angeles, CA 90015 • **Mailing Address: 3816 Stocker, Unit 1, Los Angeles, CA 90008**

(213) 712-9906 cell • [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com) • Tax ID Number: 65-1218896



## BID FORMATION STEERING COMMITTEE



**Coalition for Responsible Community Development (CRCD)** - **Cecilia Ngo and Johnny Andrade** represent CRCD, a nonprofit community development corporation that leads initiatives that foster a safe and economically vibrant neighborhood. CRCD is a co-owner of the historic Dunbar Village and the 28<sup>th</sup> Street YMCA, amongst other properties.

**Bowers Retail Complex** - **Horace and Alice Bowers** are the property owners of Bowers Retail Complex, located on 25<sup>th</sup> and Central Avenue. Mr. and Mrs. Bowers were the recipients of a façade improvement grant from the former Community Redevelopment Agency of the City of Los Angeles and are proponents of how façade improvement helps improve the economic viability of a business corridor.

**Vivian Bowers** is the business owner of (2509 S. Central Ave.), a dry cleaning company that has been family-owned and operated for three generations. Vivian is also the president of the Central Avenue Business Association.

**Bilal Islamic Center** - **Priscilla Al Uqdah** is the community liaison for Bilal Islamic Center located on Martin Luther King, Jr. Boulevard and Central Avenue. She also runs the Muhammad School National Alumni Association Incorporated.

**Bubbles and Clips Pet Grooming** - **Bonnie Hayslett** is the business owner of Bubbles and Clips located at 2725 S. Central Avenue and an active member of the Central Avenue Business Association. Her business provides quality pet grooming services on site and through their mobile clinic.

**A Place Called Home (APCH)** - **Jonathan Zeichner** is the Executive Director of APCH, a nonprofit dedicated to providing a safe haven in South Central Los Angeles where underserved youth are empowered to take ownership of the quality and direction of their lives. APCH owns properties on 29<sup>th</sup> and Central Avenue.

**Central Neighborhood Health Foundation** - **Kenneth Orduna** is the Vice President of Central Neighborhood Health Foundation, a full-service Medicare-certified healthcare provider located at 2707 S. Central Avenue. The Foundation is the property owner.

**Haely's Water Store** - **Steven Hernandez** owns properties located on 42<sup>nd</sup> Street and Central Avenue along with Haely's Water Store located at 1063 E. 42<sup>nd</sup> Street. His business provides general goods and water to the surrounding neighborhood. He is also an active member of the Central Avenue Business Association.

**Concerned Citizens Of South Central Los Angeles (CCSCLA)** - **Noreen McClendon** is the Executive Director of CCSCLA whose mission is to work for social justice and economic and environmental change within the South Central community. CCSCLA owns the Roberta Stephens Villas I and II housing development on 27th and Central Avenue as well as several other properties along Central Avenue and throughout the neighborhood.

**The New 9th** - **Councilman Curren D. Price, Jr.** represents the 9th Council District and subsequently the City of Los Angeles properties along Central Avenue that are slated as part of the proposed BID. Properties include the 9th District Constituent Service Center, Newton Police Station and the Fire Station @ Jefferson Boulevard. Councilman Price is dedicated to issues that range from expanding and upgrading parks and community facilities to attracting new businesses and launching initiatives that help make our communities safer for residents and families such as Mayor Garcetti's Great Street designation from Vernon Avenue to Martin Luther King, Jr. Boulevard.

**Committee Meets the First Wednesday of Each Month @ 9:30 am at APCH**

**THE NEW 9TH CONSTITUENT SERVICE CENTER**  
4301 S. Central Avenue, Los Angeles, CA 90011



# CENTRAL AVE

## HISTORIC DISTRICT

MARCH / 2015 / Volume I.1



The proposed property based Central Avenue Historic District Business Improvement District ("District") is being established pursuant to Section 36600 et seq. of the California Streets and Highways Code, The "Property and Business Improvement District Law of 1994 as amended", hereinafter referred to as State Law.

A Business Improvement District (BID) for Central Avenue has been a

concept-in-the-making for the past four years with support from Councilman Curren Price, former Councilwoman and current City of Los Angeles Economic and Workforce Development Department General Manager Jan Perry, Congresswoman Lucille Roybal Allard, neighborhood nonprofit organizations, business owners, developers and residents.

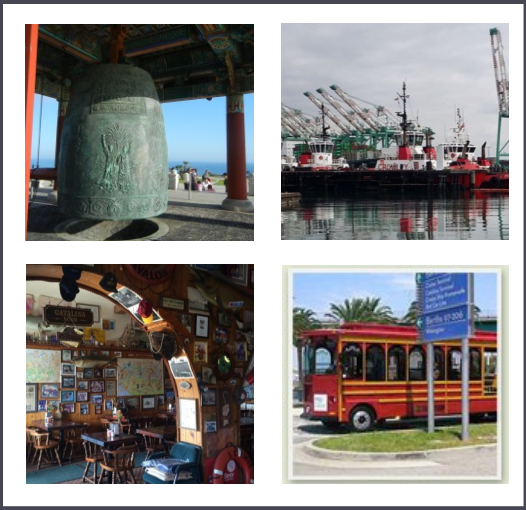
The Steering Committee, along with

the support of the Los Angeles City Clerk's Office and consultants Urban Design Center, The Sotelo Group, the Coalition for Responsible Community Development and Edward Henning & Associates coordinated intensive outreach to business and property owners in the summer of 2014 and have put together a feasibility study and district management plan that encompasses the vision to create a better Central Avenue.



LOS ANGELES BIDS ARE IMPROVING BUSINESS COMMUNITIES

The **SAN PEDRO HISTORIC WATERFRONT BUSINESS IMPROVEMENT DISTRICT (BID)** implements activities and capital investments for the benefit of the BID’s stakeholders to create a safe, clean and vibrant place to live, work, dine, shop and explore.



District Security Ambassadors patrol all BID areas seven days a week. These patrols are made on foot, bicycle and by a motorized vehicle called a T-3. BID Security Ambassadors also provide escorts for visitors, guests, employees and others to their vehicles or residences within the BID during hours of service.

Provided as a free service to BID stakeholders, graffiti is removed without unnecessary delay within the District. A graffiti eradication team removes graffiti and paints affected areas on an as-needed basis.

Staffed visitor information kiosks offer visitors information and brochures about shopping, dining, transportation and attractions located throughout the District.

Alleys are patrolled and litter and illegally dumped items are collected twice weekly on Tuesday and Friday.

All streets and sidewalks are swept on Monday mornings. Monthly, crews use a high pressure washer to clean sidewalks of accumulated gum, grease and other residue.

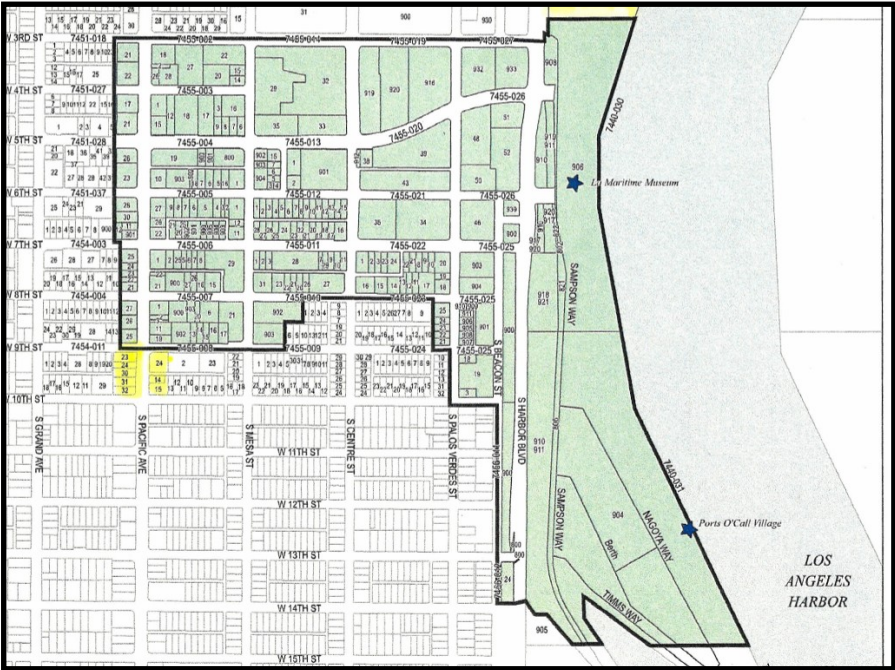
Landscaping is an important part of creating an attractive place to live, work and visit. The District installs and maintains planters and tree areas. This includes improving the soil’s quality and installing drought-resistant, low maintenance plants.

The BID works to attract greater numbers of visitors to the District on behalf of its stakeholders. The BID’s efforts also support the professional services, retailers, restaurants and attractions located within the District. These activities include but are not limited to: on-going collaborative and independent marketing, advertising, public relations and event sponsorships. Additionally, BID executives participate in destination travel-related trade shows and conventions throughout the year and work closely with Los Angeles Tourism.

The BID purchased two used trolleys in December 2010. These propane powered vehicles provide free transportation services throughout the main corridor of the District.

The Tivoli-style LED lights – featuring hanging retro globes – were chosen to blend with the vintage lampposts already in the downtown. The BID trims all city trees within the District every other year to keep businesses well exposed and trees healthy.

The BID and the Community Redevelopment Agency (CRA) worked individually on complementary street-scape projects for the downtown areas.



| Steps to Property Based Business Improvement District Formation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |                      | Completion Date                                       |               |             |                      |                                           |  |  |    |   |         |  |    |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------|-------------------------------------------------------|---------------|-------------|----------------------|-------------------------------------------|--|--|----|---|---------|--|----|---|
| Step 1: Form a committee to start the process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |             |                      | Completed in 2013                                     |               |             |                      |                                           |  |  |    |   |         |  |    |   |
| Step 2: Determine if a property based or a merchant based BID would be most feasible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |                      | Completed July 2014<br>Property Based<br>BID Selected |               |             |                      |                                           |  |  |    |   |         |  |    |   |
| Step 3: Create a database of parcels or businesses to be included in the district.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |                      | Completed Aug 2014                                    |               |             |                      |                                           |  |  |    |   |         |  |    |   |
| Step 4: Develop a district map, assessment formula and district management plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |                      | Completed Feb 2015                                    |               |             |                      |                                           |  |  |    |   |         |  |    |   |
| Step 5: Initiate a petition drive after City Clerk’s approval of the management plan and engineer’s report (Sample Petition below). When signed petitions with greater than a 50% weighted assessment value are collected, these are submitted to the City Clerk.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |                      | Anticipated to<br>commence in April<br>2015           |               |             |                      |                                           |  |  |    |   |         |  |    |   |
| <div><div>PETITION TO ESTABLISH<br/>THE ABC BUSINESS IMPROVEMENT DISTRICT</div><div>PURSUANT TO (SECTION 36600 ET. SEQ OF THE<br/>CALIFORNIA STREETS AND HIGHWAYS CODE)</div><div>LEGAL OWNER: _____</div><table><thead><tr><th>APN<br/>NUMBER</th><th>SITEADDRESS</th><th>ASSESSMENT<br/>AMOUNT</th><th>PERCENTAGE OF TOTAL<br/>DISTRIC ASSESSMENT</th></tr></thead><tbody><tr><td></td><td></td><td>\$</td><td>%</td></tr><tr><td colspan="2">TOTALS:</td><td>\$</td><td>%</td></tr></tbody></table><div><input type="checkbox"/> YES, I want my property(ies) to be included in this Business Improvement District.</div><div>STATEMENT OF AUTHORITY TO SIGN THE PETITION - (Must be completed by petition signer)</div><div>I, _____, hereby certify (or declare) under penalty of perjury under the laws of<br/>PRINT NAME CLEARLY<br/>the State of California that I am legally authorized as owner, or legal representative of owner, to<br/>accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is<br/>true, correct, and complete to the best of my knowledge as of ____/____/____.<br/>Petitioner Signature _____</div><div><div>Property Owner's Name (Please Print or Type)Property Owner's SignatureDate</div><div>-OR-</div><div>Duly Authorized Representative's SignatureTitle (Please Print or Type)Date</div></div><div>Please Return To: ABC B.I.D. Stakeholder by January XX, 20YY<br/>10 E Sample Street, Los Angeles CA 90000</div><div>333-222-1234 OfficeFax: 333-222-1234Email: admin@southpark.la</div></div> |             |                      |                                                       | APN<br>NUMBER | SITEADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE OF TOTAL<br>DISTRIC ASSESSMENT |  |  | \$ | % | TOTALS: |  | \$ | % |
| APN<br>NUMBER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SITEADDRESS | ASSESSMENT<br>AMOUNT | PERCENTAGE OF TOTAL<br>DISTRIC ASSESSMENT             |               |             |                      |                                           |  |  |    |   |         |  |    |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             | \$                   | %                                                     |               |             |                      |                                           |  |  |    |   |         |  |    |   |
| TOTALS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |             | \$                   | %                                                     |               |             |                      |                                           |  |  |    |   |         |  |    |   |
| Step 6: City Clerk verifies the votes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |                      | May 2015                                              |               |             |                      |                                           |  |  |    |   |         |  |    |   |
| Step 7: Assessment ballot drive procedure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |                      | June 2015                                             |               |             |                      |                                           |  |  |    |   |         |  |    |   |
| Step 8: Formally elect a non-profit entity to manage the BID.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |             |                      | June 2015                                             |               |             |                      |                                           |  |  |    |   |         |  |    |   |
| Assessment Collection Commences January 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |                      |                                                       |               |             |                      |                                           |  |  |    |   |         |  |    |   |



# DRAFT CENTRAL AVENUE HISTORIC DISTRICT PROPOSED PBID BOUNDARY



Visit [www.CentralAvenueHistoricDistrict.org](http://www.CentralAvenueHistoricDistrict.org) to download copies of the proposed management plan, district map and assessed parcels.



FORMATION OF THE CENTRAL STEERING COMMITTEE

The Central Avenue Business Association (CABA) was formed in 2007 to introduce businesses to resources offered by the Community Redevelopment Agency of LA (CRA-LA). The first meeting was held inside Tacos El Gavilan with a room full of businesses from along Central Avenue and surrounding corridors in collaboration with the CRA-LA, Coalition for Responsible Community Development (CRCD), the Office of Council District 9, CDTech, the Los Angeles Police Department, and the Community Police Advisory Board of LAPD's Newton Division.

The motive was to establish relationships with businesses and most importantly to assist Central Avenue businesses with their growth and development in an effort to revitalize and improve the Central Avenue corridor and form a collective voice that would create power and unity among businesses in the area. One successful way of supporting business growth was through the Faade Improvement Program, which consisted of grants and access to capital opportunities that were specifically targeted to improve the exterior facades of the buildings where businesses were located.

In conjunction with CRCD, and both business and property owners, other



businesses along Central Avenue were reached out to via-phone, mail and door-to-door-knocking to inform them about CABA and its benefits. Shortly after, a leadership council was formed: President, Vice President, Secretary, Treasurer and 2 At-Large members were voted in by the group and an application process was developed for potential new member registration.

Program participation tripled after information was presented to business owners along Central Avenue in the English language with Spanish translation. Businesses such as: Bowers & Sons Cleaners, Tam's Burgers, VZ Hair Design and Economy Cleaners were just some of the businesses that went through the Faade Improvement process. After this success, the CABA continued to meet and organize themselves around issues such as; parking meters, bike lanes and the Central Avenue Streetscape Plan.

CABA and CRCD started to explore the idea of a Business Improvement District (BID) as early as 2010. They researched several successful BIDs such as the 125<sup>th</sup> Street BID (Harlem) in New York for its ability to highlight its rich jazz history and culture; the Los Angeles Downtown Industrial District for its success in managing

and coordinating a complex street maintenance and public safety plan; and the El Cajon Boulevard BID in San Diego for its similar conditions and demographics.

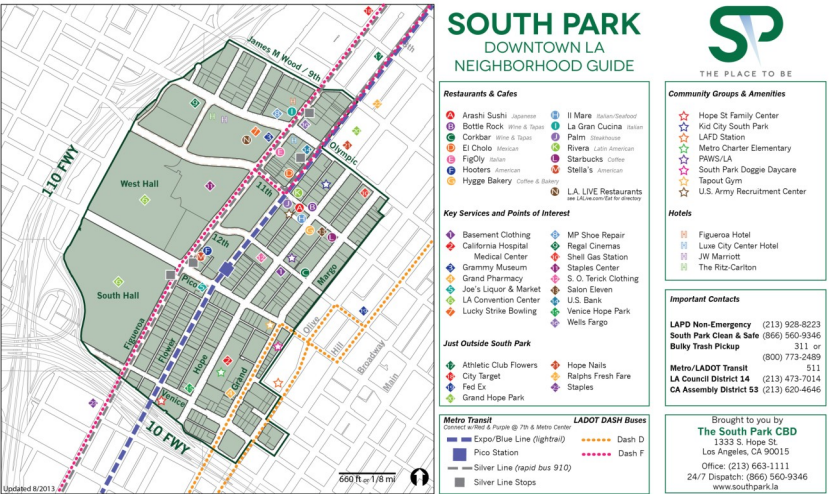
The Vernon Central Retail Market Study created by the Local Initiatives Support Corporation (LISC) MetroEdge in July 2012 found a high market demand in neighborhood that was not captured by the existing businesses in the market area. People living in Vernon Central were leaving the area to spend money on their families. This study, which was also presented at the 5th Annual Small Business Resource Fair, showed that there was significant profit potential in doing business on Central Avenue, and that there needed to be a tool to support business development.

Since then, several community meetings were held in 2013 and 2014 to engage business and property owners, stakeholders and consumers about the BID and how it could contribute to the economic success of Central Avenue. This led to the creation of the Central Avenue BID Steering Committee. Its members include property owners, business owners, stakeholders and nonprofits such as A Place Called Home and Concerned Citizens of South Central Los Angeles.

**SOUTH PARK** is a vibrant and evolving urban community that embraces its place at the epicenter of America's second largest city. Offering diversity, commerce, opportunity, and security, South Park's unique location in the midst of the rebirth of downtown Los Angeles offers its businesses and residents a lifestyle that includes world-class dining, entertainment, sports, recreation and culture within walking distance. South Park is THE place to BE.

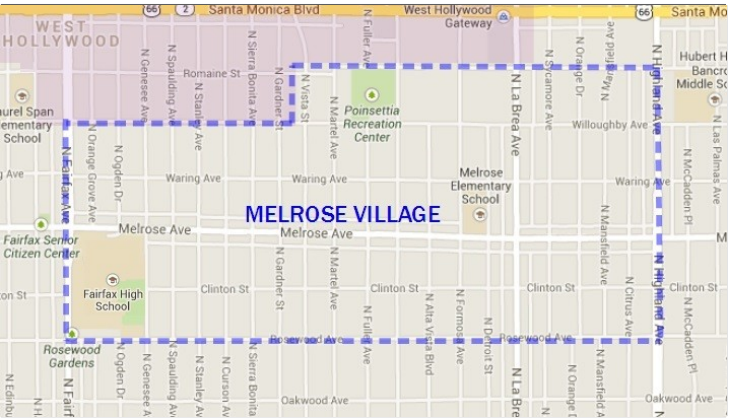
The South Park BID's Clean Team works hard every day to keep the district clean. On average they cover more than 3500 sq. ft. of graffiti a month. The Safe Team of South Park BID patrols all day, every day on bicycle and foot throughout the South Park district. In their green shirts and black pants, they are on the road making daily contact with merchants, visitors and residents.

Visit: <http://www.southpark.la/>.



**MELROSE VILLAGE** is bordered by Highland Avenue on the east, the City of West Hollywood to the north, Fairfax Avenue on the west, and the Rosewood Avenue on the south. In addition, the areas within a few blocks of Melrose Village include businesses and other resources. The neighborhood is one of the most popular and diverse communities in the region, with great restaurants, prominent theaters, and famous shopping areas.

Visit: <https://melrosevillage.wordpress.com/>



The proposed **CENTRAL AVENUE HISTORIC DISTRICT** will include:

- **Clean Streets Program:** graffiti removal, rubbish removal, power washing of sidewalks and bus benches, coordination of bulky item removal, and preparation of monthly district maintenance report.
- **Community Safety Ambassadors Program:** ambassadors will patrol the District by bike, greet patrons, pass out brochures about businesses and events, and provide directions.
- **Security Monitoring Program:** security cameras will be placed on buildings to cover the breadth of the corridor sight line.
- **Parking Demand Management:** the creation and management of off-street parking options, and the production of parking demand analysis reports and parking maps.
- **Branding Program:** will create the cultural and historical brand identification for the corridor. Includes creation of logos, collateral and video promos for use by property owners in promoting their investments, production of the BID website and newsletter, creation of wayfinding signage, funding for 3-5 major events per year, and a business directory listing.
- **Management Costs:** an Executive Director who will negotiate and monitor service contracts and program operations, facilitate community development, and manage public policy, planning and economic development initiatives.

The proposed programs are detailed in the draft Management Plan.  
View at [www.CentralAvenueHistoricDistrict.org](http://www.CentralAvenueHistoricDistrict.org)







Garen Yegparian <garen.yegparian@lacity.org>

---

## Map 5046-040

1 message

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**Garen Yegparian** <garen.yegparian@lacity.org>

Wed, Jan 10, 2018 at 10:23 AM

To: Griffin Wright <griffin@urbandesigncenter.com>

Cc: Kimberly Ramsey <kramsey@communitybuild.org>, Sherri Franklin <sherri@urbandesigncenter.com>

map

On Tue, Jan 9, 2018 at 9:46 AM, Griffin Wright <griffin@urbandesigncenter.com> wrote:

Good Morning Garen,

Are you available at 10 AM this morning to talk about the parcel database for the Greater Leimert Park Village/Crenshaw Corridor BID?

These are some of the parcels we are concerned about:

For the existing parcels, the most significant changes appear to be for [5032002066](#), [5032004900](#), and [5033004900](#).

[5032002066](#) is the mall property at Crenshaw and Stocker. For building area, Garen shows 35,951 sq. ft., the existing parcel data shows 269,052 sq. ft., and Zimas shows 280,624 sq. ft.

[5032004900](#) is 3838 W Martin Luther King Jr Blvd. which it appears the building was torn down, but Garen included the building square footage.

For [5033004900](#), the DWP building at 4030 S. Crenshaw Blvd., the existing database shows 10,000 sq. ft., but Garen shows 20,000 sq. ft.

For the expansion parcels, the most significant changes appear to be for 5046040905, which is the Metro parcel on the west side of Crenshaw at Expo. Garen shows a land area of 18,030 sq. ft., but Zimas shows 70,568.4 sq. ft.

Also for the following parcels Zimas shows a building from 1940 on this lot, but I believe it has been torn down: (5046023012, 5046023013, 5046023014, 5046023015, 5046023016, 5046023017, 5046023018, 5046023019, 5046023020, 5046023021, 5046023023):

Thank you,  
Griffin

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

--  
Garen Yegparian  
213/978-2621

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**5046-040.pdf**  
46K



Garen Yegparian <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>

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## Re: Central Ave. BID - Central Village Retail/Apartments

1 message

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**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Wed, Jul 1, 2015 at 9:28 AM

To: Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Cc: Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Franklin, Sherri" <[urbandesigncenter@icloud.com](mailto:urbandesigncenter@icloud.com)>, "central@urbandesigncenter.com" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>, Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, Cecilia Ngo <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)>, Dalila Sotelo <[dalila@thesotelogroup.co](mailto:dalila@thesotelogroup.co)>, "Yegparian, Garen" <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>

Thank you!

Sent from my HTC

----- Reply message -----

From: "Miranda Paster" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>

To: "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Cc: "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Franklin, Sherri" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Franklin, Sherri" <[urbandesigncenter@icloud.com](mailto:urbandesigncenter@icloud.com)>, "central@urbandesigncenter.com" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>, "Randle, Dorothy" <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, "Ngo, Cecilia" <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)>, "Sotelo, Dalila" <[dalila@thesotelogroup.co](mailto:dalila@thesotelogroup.co)>, "Yegparian, Garen" <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>

Subject: Central Ave. BID - Central Village Retail/Apartments

Date: Wed, Jul 1, 2015 8:46 AM

Good Morning.

I just spoke to Dennis. He will prepare something to try and assist you. After preparation, we will call you to discuss. The petition that as listed will not work for us. Dennis should have something done before the end of the day.

Thank you.

On Tue, Jun 30, 2015 at 11:49 AM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

> Hello Miranda and Eugene,

>

> I am writing you regarding the parcels at 1315 E. 21st St. in the Central Ave. BID. For the petition for this site can we modify the petition to include space for two ownership entities to sign as in the attached draft petition?

>

> There are six APN #'s covered by the two buildings on this site, and these parcels are divided between two ownership entities, however the County Tax Assessor shows the entire square footage of the two buildings on one parcel. See attached table showing the County data for the 6 parcels. Please also see the attached tax bill for Central Village Apartments LP.

>

> Currently we have this entire site, including assessment for building square footage, lot size, and frontage, listed under one parcel (5119001028) in the MDP per Garen's instructions. However the two ownership entities that share these buildings want to define in writing the division of the assessment to be 65% to Central Village Apartments LP and 35% to Central Village Retail, LLC.

>

> Thank you,  
> Griffin

>

>

>

>



>  
> \*Griffin WrightProject ManagerUrban Design Center\*1100 S. Hope St., Ste.  
> 103  
> Los Angeles, CA 90015  
> [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
> 213-448-2198  
>  
>

--  
Counting my blessings - Sing and be Happy Today!

[http://clerk.lacity.org/stellent/groups/departments/@clerk\\_master\\_contributor/documents/contributor\\_web\\_content/lacityp\\_026712.png](http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png)



Garen Yegparian <garen.yegparian@lacity.org>

---

## Re: Central Ave. BID - Central Village Retail/Apartments

1 message

---

**Sherri Franklin** <sherri@urbandesigncenter.com>

Thu, Jul 9, 2015 at 11:54 AM

To: Cecilia Ngo <cngo@coalitionrcd.org>, Sherri Franklin <sherri@urbandesigncenter.com>

Cc: Griffin Wright <griffin@urbandesigncenter.com>, Dorothy Randle <dorothy.randle@lacity.org>, Eugene Van Cise <eugene.vancise@lacity.org>, Miranda Paster <miranda.paster@lacity.org>, "Franklin, Sherri" <urbandesigncenter@icloud.com>, "Yegparian, Garen" <garen.yegparian@lacity.org>, Dalila Sotelo <dalila@thesotelogroup.co>, Ana Tapia <atapia@coalitionrcd.org>, central@urbandesigncenter.com

We are drating it. They can sign both together.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Cecilia Ngo [mailto:[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)]

**Sent:** Thursday, July 9, 2015 11:48 AM

**To:** 'Sherri Franklin'

**Cc:** 'Griffin Wright', 'Dorothy Randle', 'Eugene Van Cise', 'Miranda Paster', 'Franklin, Sherri', 'Yegparian, Garen', 'Dalila Sotelo', 'Ana Tapia', [central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)

**Subject:** Re: Central Ave. BID - Central Village Retail/Apartments

That's great! Is that letter of agreement already signed by both parties? And can we have them sign the original petition now?

On Thu, Jul 9, 2015 at 11:46 AM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

No, we have to do a letter of agreement by and between both parties. The petition will remain as is.

Sent from my HTC

----- Reply message -----

From: "Cecilia Ngo" <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)>

To: "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Cc: "Dorothy Randle" <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Miranda Paster" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, "Franklin, Sherri" <[urbandesigncenter@icloud.com](mailto:urbandesigncenter@icloud.com)>, "Yegparian, Garen" <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>, "Dalila Sotelo" <[dalila@thesotelogroup.co](mailto:dalila@thesotelogroup.co)>, "Ana Tapia" <[atapia@coalitionrcd.org](mailto:atapia@coalitionrcd.org)>, "[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>

Subject: Central Ave. BID - Central Village Retail/Apartments

Date: Thu, Jul 9, 2015 11:36 AM

Good afternoon team,

Has a special petition been generated for this property yet?

Thanks,

Cecilia

On Mon, Jul 6, 2015 at 5:52 PM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <

[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

> Hello,  
>  
> We are scheduled to have a call tomorrow with Dennis Rader of the City  
> Clerk's Office to discuss how he wants to proceed with the petitions for  
> this property.  
>  
> Thank you,  
> Griffin  
>  
>  
>  
> \*Griffin WrightProject ManagerUrban Design Center\*1100 S. Hope St., Ste.  
> 103  
> Los Angeles, CA 90015  
> [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

> [213-448-2198](tel:213-448-2198)

>  
>  
>  
> On July 6, 2015 at 3:28 PM Cecilia Ngo <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)> wrote:

>  
> Thanks, keep me updated.  
>  
> Cecilia  
>  
> On Mon, Jul 6, 2015 at 3:26 PM, Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>  
> wrote:

>  
> Cecilia, I believe there's a conference call meeting today with UD and the  
> City Clerk's office.  
>  
> Dorothy C. Randle  
> Executive Director  
> CM Curren Price & the New 9th Business Resource Center  
> City of Los Angeles - Council District 9  
> 4301 S. Central Avenue  
> Los Angeles, CA 90011  
> [323 846-1815](tel:323-846-1815) Direct #  
> [323 846-1810](tel:323-846-1810)/1811 Office  
> [323 846-2651](tel:323-846-2651) Main District #  
> [dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)  
>  
>

> On Mon, Jul 6, 2015 at 3:22 PM, Cecilia Ngo <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)>  
> wrote:

>  
> Good afternoon everyone,  
>  
> I hope everyone had a wonderful holiday!  
>  
> Is there an update on the petition for the property discussed below?  
>  
> Thanks,  
>  
> Cecilia  
>

> On Wed, Jul 1, 2015 at 9:28 AM, Sherri Franklin <  
> [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

>  
> Thank you!  
>  
> Sent from my HTC  
>

> ----- Reply message -----

> From: "Miranda Paster" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>

> To: "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

> Cc: "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Franklin, Sherri" <

> [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Franklin, Sherri" <

> [urbandesigncenter@icloud.com](mailto:urbandesigncenter@icloud.com)>, "[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)" <

> [central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>, "Randle, Dorothy" <

> [dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, "Ngo, Cecilia" <[cngo@coalitionrncd.org](mailto:cngo@coalitionrncd.org)>,

> "Sotelo, Dalila" <[dalila@thesotelogroup.co](mailto:dalila@thesotelogroup.co)>, "Yegparian, Garen" <

> [garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>

> Subject: Central Ave. BID - Central Village Retail/Apartments

> Date: Wed, Jul 1, 2015 8:46 AM

>

> Good Morning. I just spoke to Dennis. He will prepare something to try

> and assist you. After preparation, we will call you to discuss. The

> petition that as listed will not work for us. Dennis should have something

> done before the end of the day. Thank you. On Tue, Jun 30, 2015 at 11:49

> AM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

>

> > wrote:

>

> > Hello Miranda and Eugene,

> >

> > I am writing you regarding the parcels at 1315 E. 21st St. in the Central

> > Ave. BID. For the petition for this site can we modify the petition to

> > include space for two ownership entities to sign as in the attached draft

> > petition?

> >

> > There are six APN #'s covered by the two buildings on this site, and these

> > parcels are divided between two ownership entities, however the County Tax

> > Assessor shows the entire square footage of the two buildings on one

> > parcel. See attached table showing the County data for the 6 parcels.

> > Please also see the attached tax bill for Central Village Apartments LP.

> >

> > Currently we have this entire site, including assessment for building

> > square footage, lot size, and frontage, listed under one parcel

> > (5119001028) in the MDP per Garen's instructions. However the two ownership

> > entities that share these buildings want to define in writing the division

> > of the assessment to be 65% to Central Village Apartments LP and 35% to

> > Central Village Retail, LLC.

> >

> > Thank you,

> > Griffin

> >

> >

> >

> >

> > \*Griffin WrightProject ManagerUrban Design Center\*1100 S. Hope St., Ste.

> > 103

> > Los Angeles, CA 90015

> > [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

> > 213-448-2198

> >

> >

>

>

>

> --

> Counting my blessings - Sing and be Happy Today!

> [http://clerk.lacity.org/stellent/groups/departments/@clerk\\_master\\_contributor/documents/contributor\\_web\\_content/lacityp\\_026712.png](http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png)

>

>

>

>



[image: <http://www.coalitionrcd.org>%5D <<http://www.coalitionrcd.org/?p=623>>  
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<[http://instagram.com/crcd\\_southla](http://instagram.com/crcd_southla)> [image:  
<https://www.youtube.com/user/CRCDSouthLA/feed>%5D  
<<https://www.youtube.com/user/CRCDSouthLA/feed>>

--  
Cecilia Ngo | Project Manager

Coalition for Responsible Community Development (CRCD)

| 3101 South Grand Avenue, Los Angeles, CA 90007

○ 213.743.6193 x351 ○ 714.987.0117 | [cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org) | [coalitionrcd.org](http://coalitionrcd.org)

CRCD Enterprises: [crcdent.com](http://crcdent.com)

Central Avenue Business Improvement District: <http://www.centralavenuehistoricdistrict.org/>





Garen Yegparian <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>

---

## Re: Central Ave. BID - Central Village Retail/Apartments

1 message

---

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Tue, Jun 30, 2015 at 11:35 PM

To: Dorothy Randle <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>

Cc: Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Franklin, Sherri" <[urbandesigncenter@icloud.com](mailto:urbandesigncenter@icloud.com)>, "central@urbandesigncenter.com" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>, Cecilia Ngo <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)>, Dalila Sotelo <[dalila@thesotelogroup.co](mailto:dalila@thesotelogroup.co)>, "Yegparian, Garen" <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>, "Hinkson, Rosemary" <[rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>

Miranda,

Will you accept a modified form with 2 signatures showing each owners prorata percentage of the assessment fee?

Sherri

Sent from my HTC

----- Reply message -----

From: "Dorothy Randle" <[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>

To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Cc: "Miranda Paster" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, "Griffin Wright" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Franklin, Sherri" <[urbandesigncenter@icloud.com](mailto:urbandesigncenter@icloud.com)>, "central@urbandesigncenter.com" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>, "Cecilia Ngo" <[cngo@coalitionrcd.org](mailto:cngo@coalitionrcd.org)>, "Dalila Sotelo" <[dalila@thesotelogroup.co](mailto:dalila@thesotelogroup.co)>, "Yegparian, Garen" <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>, "Hinkson, Rosemary" <[rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>

Subject: Central Ave. BID - Central Village Retail/Apartments

Date: Tue, Jun 30, 2015 5:44 PM

This is correct Sherri. The Property owners need two separate petitions for to be signed by the respective persons.

When can we follow up with them? I've been contact via email by David Pourbaba today. He's anxious to get the Petition.

thank you.

Dorothy

Dorothy C. Randle  
Executive Director  
CM Curren Price & the New 9th Business Resource Center  
City of Los Angeles - Council District 9  
4301 S. Central Avenue  
Los Angeles, CA 90011  
323 846-1815 Direct #  
323 846-1810/1811 Office  
323 846-2651 Main District #  
[dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)

On Tue, Jun 30, 2015 at 4:26 PM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

> Yes, we are clear. We are proposing that we be allowed to create a  
> petition and ballot form with two signature lines that additionally  
> indicate the % amount of the assessment that will be paid by both owners.  
>  
> BTW the County is assessing them separately already for the one parcel so  
> it should be easy for the County to separate the assessment fee. The owners

> just need support in obligating each entity for this assessment.  
>  
> Griffin can send the sample revised petition form for your review.  
>  
> Sherri  
>  
> Sent from my HTC  
>  
> ----- Reply message -----  
> From: "Miranda Paster" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>  
> To: "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>  
> Cc: "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Franklin, Sherri" <  
> [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Franklin, Sherri" <  
> [urbandesigncenter@icloud.com](mailto:urbandesigncenter@icloud.com)>, "[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)" <  
> [central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>, "Randle, Dorothy" <  
> [dorothy.randle@lacity.org](mailto:dorothy.randle@lacity.org)>, "Ngo, Cecilia" <[cngo@coalitionrkd.org](mailto:cngo@coalitionrkd.org)>,  
> "Sotelo, Dalila" <[dalila@thesotelogroup.co](mailto:dalila@thesotelogroup.co)>, "Yegparian, Garen" <  
> [garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>, "Hinkson, Rosemary" <  
> [rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>  
> Subject: Central Ave. BID - Central Village Retail/Apartments  
> Date: Tue, Jun 30, 2015 4:09 PM  
>  
> Hello Griffin.  
>  
> Sorry that it took so long to find an answer. Pursuant to State law re:  
> notices, we have to send out the ballot to the owner of record (County  
> Assessor's Office). The County only lists the 1 owner (Central Village  
> Retail). The petition, the ballot and eventually the invoice would only  
> list the one name. I would suggest that it should be corrected with the  
> County Recorder's Office if you want to separately invoice and petition t





Garen Yegparian <garen.yegparian@lacity.org>

---

## Re: Central Ave. BID - Property Owner Question

1 message

---

**Garen Yegparian** <garen.yegparian@lacity.org>

Tue, Sep 22, 2015 at 10:18 AM

To: "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>

Cc: "Franklin, Sherri" <sherri@urbandesigncenter.com>, "Van Cise, Eugene" <eugene.vancise@lacity.org>, "central@urbandesigncenter.com" <central@urbandesigncenter.com>

Hello Griffin,

We're sending out corrected ballots with the reduced assessments to "Faraj Development" and "A Place Called Home" reflecting the changes we made yesterday to their parcels.

It might be good if you let them know to expect the new ballots and that they should use these, not the old ones, when the vote.

Garen

On Mon, Sep 21, 2015 at 6:18 PM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

OK thank you Garen. We will sort these out before sending the updated database.

Thank you,  
Griffin

**Griffin Wright**

**Project Manager**

**Urban Design Center**

1100 S. Hope St., Ste. 103

Los Angeles, CA 90015

[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

213-448-2198

On September 21, 2015 at 4:19 PM Garen Yegparian <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)> wrote:

Yes.

And, if there are any other questions, let's get them all cleared up before you send us the updated database.

Garen

On Mon, Sep 21, 2015 at 3:20 PM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Thanks Garen, so should we change the assessments for these two parcels as well?

**Griffin Wright**

**Project Manager**

**Urban Design Center**

1100 S. Hope St., Ste. 103

Los Angeles, CA 90015

[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

213-448-2198

On September 21, 2015 at 3:13 PM Garen Yegparian <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)> wrote:

Griffin,

Yes, 5128021003 and 5119014031 are indeed both parking lots

On Mon, Sep 21, 2015 at 2:26 PM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
<[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Hello Garen,

Thank you for the information.

The other two parcels we are currently getting a question on are owned by A Place Called Home. They are 5128021003 and 5119014031. The building square footage shown for these parcels are 6,723 sq. ft. and 4,100 sq. ft. respectively. However the owner says these are both parking lots with no building at all.

On Zimas it shows that the building at 5128021003 was built in 2012 and the building at 5119014031 was built in 1982. Maybe this is a similar issue where parking square footage is being mixed in with the building square footage?

Thank you,  
Griffin

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

On September 21, 2015 at 10:54 AM Garen Yegparian <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)> wrote:

Hello Griffin,

The building square footage for 5115033039 is correct, at 25875sf.

However, 5115033038 should be corrected to 2052sf. The county actually has the correct data, but you have to go one step deeper to break it down based on their use codes. There are 35000sf for parking which got lumped in with the building square footage.

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Garen Yegparian  
[213/978-2621](tel:2139782621)

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Garen Yegparian  
213/978-2621



Garen Yegparian <garen.yegparian@lacity.org>

---

## Re: Central Ave. BID - Property Owner Question

1 message

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**Garen Yegparian** <garen.yegparian@lacity.org>

Tue, Sep 22, 2015 at 3:22 PM

To: "griffin@urbandesigncenter.com" <griffin@urbandesigncenter.com>

Cc: Dennis Rader <dennis.rader@lacity.org>, Eugene Van Cise <eugene.vancise@lacity.org>, "Franklin, Sherri" <urbandesigncenter@icloud.com>

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Date: Tue, Sep 22, 2015 at 11:06 AM

Subject: Re: Central Ave. BID - Property Owner Question

To: Garen Yegparian <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>

Cc: "Franklin, Sherri" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Van Cise, Eugene" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>

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**Project Manager**

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Los Angeles City Clerk, NBID Division  
[213-978-1120](tel:213-978-1120)

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Apologies, I neglected to add the data:

|              |         |             |             |                                 |
|--------------|---------|-------------|-------------|---------------------------------|
| 5114-023-005 | 82681sf | \$24,065.94 | \$27,089.94 | 3000 Central Avenue LLC         |
| 5115-030-003 | 0sf     | \$722.70    | \$1,459.80  | Milleno LLC                     |
| 5115-030-004 | 0sf     | \$722.70    | \$1,459.80  | Milleno LLC                     |
| 5115-034-028 | 12637sf | \$8,065.79  | \$9,658.05  | Urban Environments Kearny Group |
| 5119-007-011 | 2516 sf | \$1,322.28  | \$1,511.28  | Mission Evangelica Juda Inc     |
| 5119-007-027 | 0sf     | \$679.93    | \$1,045.33  | Mission Evangelica Juda Inc     |
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## Re: Central Ave. BID - Property Owner Question

1 message

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Cc: "Van Cise, Eugene" <eugene.vancise@lacity.org>, "central@urbandesigncenter.com" <central@urbandesigncenter.com>, "Franklin, Sherri" <sherri@urbandesigncenter.com>

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## Re: CENTRAL AVE. BID

1 message

---

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Wed, May 6, 2015 at 3:13 PM

To: Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>, Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Cc: "Hinkson, Rosemary" <[rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>, Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, "Yegparian, Garen" <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>, Ed Henning <[mred2@earthlink.net](mailto:mred2@earthlink.net)>, "central@urbandesigncenter.com" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>

Just wanted to make sure you knew that we updated the database before making the petitions so they do not have to be changed.

Sent from my HTC

----- Reply message -----

From: "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)" <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

To: "Sherri Franklin" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, "Eugene Van Cise" <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>

Cc: "Hinkson, Rosemary" <[rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>, "Paster, Miranda" <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>, "Yegparian, Garen" <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>, "Henning, Ed" <[mred2@earthlink.net](mailto:mred2@earthlink.net)>, "[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)" <[central@urbandesigncenter.com](mailto:central@urbandesigncenter.com)>

Subject: CENTRAL AVE. BID

Date: Wed, May 6, 2015 12:47 PM

Hello Eugene,

Yes understood. We will not be changing the assessment rates, so removing parcel 5114022003 will not affect the assessment amounts or the petitions for any other parcel. Once we have the updates I will provide to Ed and we will update the calculations for total assessment, etc. We will also update the percentages based on the new total assessment amount.

Thank you,  
Griffin

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

> On May 6, 2015 at 9:15 AM Eugene Van Cise <[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)> wrote:

>

> Griffin,

>

> Re: Changes to the Central Avenue MDP, ER and Database

>

> Since you have already started collecting petitions, you must be careful  
> about how you incorporate any changes to the MDP, ER and database. Be advised  
> that any changes you make at this point must not increase the assessment of  
> any other parcel owners or you will need to have them sign new petitions. It  
> is acceptable if the actual percentage is different from what is shown on the  
> petition, but the dollar amount must not increase.

>

> Once you have made the changes, you may want to have your engineer recheck  
> all the calculations to avoid any further problems.

>

> Also be advised that we will calculate the petition level based on the actual



> percentages.  
>  
> Eugene Van Cise  
> Management Analyst  
> Office of the City Clerk  
> 213-978-1315  
>  
> On Tue, May 5, 2015 at 4:34 PM, [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
> <<mailto:griffin@urbandesigncenter.com>> <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>  
> <<mailto:griffin@urbandesigncenter.com>> > wrote:  
> > > Hello Garen and Eugene,  
> >  
> > As a follow up to my last email about the Central Ave. BID parcel  
> > database, there is another item to notify you about. We have removed parcel  
> > 5114022003 from the database because it does not front directly on Central  
> > Ave. and it does not contain a building that fronts onto Central. This  
> > reduces the total assessment to \$432,701.99 (see attached new database)..  
> >  
> > I am making the changes to the MDP and ER.  
> >  
> > Thank you,  
> > Griffin  
> >  
> > Griffin Wright  
> > Project Manager  
> > Urban Design Center  
> > 1100 S. Hope St., Ste. 103  
> > Los Angeles, CA 90015  
> > [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <<mailto:griffin@urbandesigncenter.com>>  
> > 213-448-2198  
> >  
> >  
> > > > On May 5, 2015 at 4:13 PM "[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
> > > > <<mailto:griffin@urbandesigncenter.com>> "  
> > > > <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>  
> > > > <<mailto:griffin@urbandesigncenter.com>> > wrote:  
> > >  
> > > Hello Garen,  
> > >  
> > > I have a question for you regarding some parcels in the Central Ave.  
> > > BID. We received the forwarded email below from the representative of  
> > > parcels 5119-001-032 and 5119-001-033. As you can see she seems to be  
> > > indicating that the parcels for that site have the following data:  
> > >  
> > > APNs: 5119-001-032 5119-001-033  
> > > Owner: Central Village Apartments, LP  
> > > Address: 1315 E. 21st Street  
> > > Building area: ~76,700 sq ft residential  
> > >  
> > > APNs: 5119-001-028, 5119-001-029, 5119-001-030  
> > > Owner: Central Village Retail, LLC  
> > > Address: 2000 S. Central Ave.  
> > > Building Area: ~117,200 sq ft retail (including the subterranean  
> > > parking garage)  
> > >  
> > > She seems to be saying that there is 193,900 sq. ft. of total  
> > > building.  
> > >  
> > > This differs from the information you provided in your email from  
> > > 3/5/2015. In that email you stated:  
> > >  
> > > "For 5119-001-028, because one of the available maps on line was wrong  
> > > (based on my conversation with the county), I just want to confirm that it  
> > > is understood that all the square footage and frontage associated with  
> > > -028, -029, -030, -031, -032, & -033 are being attributed to -028. I get  
> > > 76587sf for the parcel area, which differs from your figure, and 315'/438'  
> > > for the Central/other frontage, respectively, which is missing in your  
> > > figures. I will forward the correct maps for the -028 cluster immediately  
> > > after sending this message."

> > >  
> > > Also I have been using 124,415 sq. ft. for the building area which you  
> > > ok'd.  
> > >  
> > > How do we resolve the difference in numbers and APN's between your  
> > > information and the information provided by the owner representative?  
> > >  
> > > Thank you,  
> > > Griffin  
> > >  
> > > Griffin Wright  
> > > Project Manager  
> > > Urban Design Center  
> > > 1100 S. Hope St., Ste. 103  
> > > Los Angeles, CA 90015  
> > > [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com) <<mailto:griffin@urbandesigncenter.com>>  
> > > 213-448-2198  
> > >  
> > >  
> > > > > >  
> > > > -----  
> > > > From: Zoe Ellas <<mailto:zellas@deepgreenhousing.org>>  
> > > > Sent: 5/5/2015 10:21 AM  
> > > > To: Dalila Sotelo <<mailto:Dalila@thesotelogroup.co>>  
> > > > Subject: RE: CENTRAL AVE.  
> > > >  
> > > > Hi Dalila, I've been meaning to follow up with you since I met with  
> > > > Councilmember Price - I thought our meeting went very well, too. It  
> > > > would be great if you stopped by. I should be in all day today and  
> > > > tomorrow, and next week Monday is open, too. If any of those work with  
> > > > your schedule, let me know.  
> > > >  
> > > >  
> > > > I received the proposed petition in an email from Cecilia Ngo  
> > > > yesterday, and we need to clarify a few things before signing. Central  
> > > > Village Apartments, LP (which I represent) owns APNs 5119-001-032 and  
> > > > -033, which include a total of ~76,700 square feet of building area..  
> > > > The residential address is 1315 E. 21st Street. Central Village  
> > > > Retail, LLC (which my partner represents) owns APNs 5119-001-028 through  
> > > > -030, which include ~117,200 sq ft including the subterranean parking  
> > > > garage. The overall retail address is 2000 S. Central Ave. There  
> > > > should be two petitions, one for the residential and the other for the  
> > > > retail.  
> > > >  
> > > >  
> > > > I understand my commercial developer partner, David Pourbaba,  
> > > > generally supports the BID formation. I'm not sure if you managed to  
> > > > track him down after we spoke. If not, his company is called 4D  
> > > > Development and the office number is 323-951-0242.  
> > > >  
> > > >  
> > > >  
> > > >  
> > > >  
> > > > Zoe Ellas  
> > > >  
> > > > Executive Director  
> > > >  
> > > > Deep Green Housing and Community Development  
> > > >  
> > > > 400 W. 9th Street, Suite 100  
> > > >  
> > > > Los Angeles, CA 90015  
> > > >  
> > > > (213) 251-2111 x101

> > > >  
> > > >      [zellas@deepgreenhousing.org](mailto:zellas@deepgreenhousing.org) <<mailto:zellas@deepgreenhousing.org>>  
> > > >  
> > > >  
> > > >  
> > > >  
> > > >      > > >  
> > >  
> > >      > >  
> >  
> > >



Garen Yegparian <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>

---

## Re: ER & MDP review

1 message

---

**Garen Yegparian** <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>

Thu, Apr 26, 2018 at 2:54 PM

To: Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Cc: Dennis Rader <[dennis.rader@lacity.org](mailto:dennis.rader@lacity.org)>, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, Kimberly Ramsey <[kramsey@communitybuild.org](mailto:kramsey@communitybuild.org)>

Thank you, Griffin.

The MDP is good to go from my end.

On Wed, Apr 25, 2018 at 4:52 PM, Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Hello Garen,

Attached is the updated ER draft with the changes based on your comments.

Thank you,  
Griffin

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

> On April 25, 2018 at 4:17 PM Garen Yegparian <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)> wrote:

>

>

> Hi Griffin,

>

> Thanks for making the corrections I had noted in the MDP.

>

> You had not attached the latest version of the ER for me to check the same  
> changes in that document.

>

> On Fri, Apr 20, 2018 at 2:13 PM, Garen Yegparian <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>  
> > wrote:

>

> > Hi Griffin,

> >

> > The ER & MDP are good to go, from a numbers perspective, but two minor  
> > items require your attention.

> > 1- You deleted the example I mentioned was not very representative, but  
> > did not replace it with another;

> > 2- While checking the government parcels, I discovered when erroneous  
> > ownership- this requires correction in the database, ER, and MDP -

> > 5033004901 show be LA Department of Water and Power, not City of Los  
> > Angeles.

> >

> > This should wrap things up from my end.

> >

> > On Thu, Apr 19, 2018 at 10:34 AM, Griffin Wright <

> > [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

> >

> >> Hello Garen,

> >>  
> >> Sure no problem. Here are the two Word versions.  
> >>  
> >> Please note, I updated the northern boundary description in the MDP. The  
> >> pdf version I sent yesterday had a paragraph missing.  
> >>  
> >> Thank you,  
> >> Griffin  
> >>  
> >> Griffin Wright  
> >> Project Manager  
> >> Urban Design Center  
> >> 1100 S. Hope St., Ste. 103  
> >> Los Angeles, CA 90015  
> >> [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
> >> 213-448-2198  
> >>  
> >>  
> >> > On April 19, 2018 at 10:05 AM Garen Yegparian <  
> >> [garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)> wrote:  
> >> >  
> >> >  
> >> > Hi Griffin,  
> >> >  
> >> > Please send me the word versions of these documents, otherwise, my work  
> >> > takes far more time to do.  
> >> >  
> >> > Thank you.  
> >> >  
> >> > On Wed, Apr 18, 2018 at 4:28 PM, Griffin Wright <  
> >> > [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:  
> >> >  
> >> > > Hello Rita and Garen,  
> >> > >  
> >> > > For your review, please find attached the updated MDP and ER drafts  
> >> > > for  
> >> > > the Greater Leimert Park Village/Crenshaw Corridor BID renewal.  
> >> > >  
> >> > > Thank you,  
> >> > > Griffin  
> >> > >  
> >> > > Griffin Wright  
> >> > > Project Manager  
> >> > > Urban Design Center  
> >> > > 1100 S. Hope St., Ste. 103  
> >> > > Los Angeles, CA 90015  
> >> > > [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
> >> > > 213-448-2198  
> >> > >  
> >> > >  
> >> > > > On April 12, 2018 at 3:57 PM Garen Yegparian <  
> >> > > [garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>  
> >> > > wrote:  
> >> > > >  
> >> > > >  
> >> > > > Hello Griffin,  
> >> > > >  
> >> > > > I found no errors that matter in the ER & MDP, but there are some  
> >> > > > omissions  
> >> > > > in the ER.  
> >> > > > - table showing the budget projections  
> >> > > > - table showing the rate projections  
> >> > > > - tables showing the parcels  
> >> > > >  
> >> > > > Also, it just seems like a bad choice of example when one of the

```
> >> sample
> >> > > > calculations is for a government parcel in zone 2, when no such
> >> parcel
> >> > > > exists
> >> > > >
> >> > > >
> >> > > >
> >> > > >
> >> > > > --
> >> > > > Garen Yegparian
> >> > > > 213/978-2621
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> Garen Yegparian
> 213/978-2621
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Garen Yegparian
213/978-2621
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Garen Yegparian <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>

---

## Re: GLPV-CC BID - Draft MDP & ER

1 message

---

**Garen Yegparian** <[garen.yegparian@lacity.org](mailto:garen.yegparian@lacity.org)>

Fri, Apr 6, 2018 at 7:47 AM

To: Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)>

Cc: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>, Kimberly Ramsey <[kramsey@communitybuild.org](mailto:kramsey@communitybuild.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>, Rod Smith <[rod1smith@yahoo.com](mailto:rod1smith@yahoo.com)>

Hi Griffin,

I see the assessments are included in the ER & MDP.

But, I have not received from you the database including the relevant rates, formulas, and resulting assessments so I can check, then compare them with what is in the ER & MDP.

Please send that updated database to me ASAP.

Thank you.

On Thu, Apr 5, 2018 at 9:56 PM, Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Hello Rita,

Please find attached for your review a draft of the MDP and ER for the renewal/expansion of the Greater Leimert Park Village Crenshaw Corridor BID. This includes all the final parcel data as approved by Garen, and the assessment methodology as provided by the engineer Kristin Lowell. Please let us know if you have any questions.

Thank you,  
Griffin

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

--

Garen Yegparian  
213/978-2621



Garen Yegparian <garen.yegparian@lacity.org>

---

## Re: Greater Leimert Park/Crenshaw Corridor BID

1 message

---

**Garen Yegparian** <garen.yegparian@lacity.org>

Mon, Jan 29, 2018 at 3:16 PM

To: Griffin Wright <griffin@urbandesigncenter.com>

Cc: Sherri Franklin <sherri@urbandesigncenter.com>, Kimberly Ramsey <kramsey@communitybuild.org>

Sorry,

I can;t today.

I just got Sheri's voice mail, then saw this message.

I'm available all day tomorrow, as early as 7:00am.

I expect to be done with my review tomorrow morning. It probably makes sense to talk after that, rather than before.

Garen

On Mon, Jan 29, 2018 at 12:57 PM, Griffin Wright <griffin@urbandesigncenter.com> wrote:

Good Afternoon Garen,

Are you available this afternoon at 3:30 PM for a quick call with Kim, Sherri, and myself regarding the Greater Leimert Park Village BID database? We would like to clarify a couple questions about the updates on the frontage.

Thank you,  
Griffin

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

> On January 24, 2018 at 6:31 PM Griffin Wright <griffin@urbandesigncenter.com> wrote:

>

>

> Good Afternoon Garen,

>

> Please find attached the updated parcel database for the Greater Leimert Park/Crenshaw Corridor BID. I have highlighted in yellow the data cells that we have updated. Most of them are frontage data. Please note I also added in parcel [5032002042](#), which appears to have been left out of the existing database but should have been included.

>

> A link to the updated boundary map is here:

> [https://drive.google.com/open?id=14hM2iuPKPI4yt5VLqW2wMnX0V2JvK1\\_x](https://drive.google.com/open?id=14hM2iuPKPI4yt5VLqW2wMnX0V2JvK1_x)

>

> We have the following additional questions about the parcel database:

>

> 1) Is it possible to contact LADWP to verify the building area square footage at [5033004900](#)?

>

> 2) We received notice from your office that parcels [5032002059](#) and [5032002065](#) are listed as government parcel assessments, but at the same time they are listed as privately owned and are part of the Baldwin Hills/Crenshaw Mall. We are wondering if any of the other parcels that make up the Baldwin Hills/Crenshaw Mall should be included on the government parcels list. These are the other parcels:

> [5032002058](#), [5032002057](#), [5032002056](#), [5032002060](#), [5032002055](#), [5032002063](#), [5032002064](#), 5032002049, 5032002048, 5032002047, 5032002046, 5032002045, 5032002052, 5032002043, 5032002066, 5032002042,



5032002041, 5032002038, 5032002040, 5032002054, 5032002053

>

> 3) We believe parcels 5044004025 and 5046001047 at Jefferson & Crenshaw may be part of a pre-existing merchant based BID. Is there a way to verify that?

>

> 4) Metro parcels 5046040905 and 5044002900 have no accessible pedestrian frontage on Exposition Blvd., so can we just show these as having zero side frontage?

>

> Thank you,

> Griffin

>

> Griffin Wright

> Project Manager

> Urban Design Center

> 1100 S. Hope St., Ste. 103

> Los Angeles, CA 90015

> [griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)

> 213-448-2198

--

Garen Yegparian  
213/978-2621



Garen Yegparian <garen.yegparian@lacity.org>

---

## Re: Leimert Park Village/Crenshaw BID

1 message

---

**Garen Yegparian** <garen.yegparian@lacity.org>

Tue, Feb 27, 2018 at 11:04 AM

To: Griffin Wright <griffin@urbandesigncenter.com>

Cc: Kimberly Ramsey <kramsey@communitybuild.org>, Sherri Franklin <sherri@urbandesigncenter.com>, Kristin Lowell <Kristin@klifinance.com>, Dennis Rader <dennis.rader@lacity.org>, Rita Moreno <rita.moreno@lacity.org>

Good morning Griffin,

I had to resort to using ZIMAS as well since I could not find pertinent BP information online.

The square footage for the building in question is 63175 based on my use of the measuring tool. Perhaps you should recheck to see if you get a number closer to mine. Please note that I have NOT included what appears to be some kind of trailer of the west side of the building. Perhaps that is the source of part of the discrepancy between our numbers.

Also, please note that this kind of special arrangement must be justified in the engineer's report. You have mentioned these kinds of adjustments more than once, so please be sure any you settle on implementing are properly addressed.

Also, time is getting very tight for going through the BID renewal process in time to submit data to the county. Please finalize your approach on matters such as how to address the various rates you plan to use for street frontage and include all these in the relevant documents so we can move the process forward.

Thank you.

On Thu, Feb 22, 2018 at 9:43 AM, Griffin Wright <griffin@urbandesigncenter.com> wrote:

Good Morning Garen,

We have a question about parcel [5044003017](#) in the Greater Leimert Park Village Crenshaw Corridor BID. I believe we discussed this parcel with you previously on the phone. It is the West Angeles church. The parcel has two buildings on it, and per your parcel data you showed that the building square footage for this lot is 155,861 sq. ft.

The second building at the back of this parcel is a storage building and is not used for direct activities on the corridor. Therefore we are considering identifying this building as not to be assessed in the management plan. Can you let us know what portion of the 155,861 sq. ft. building area is from the church building at the front of the lot, and what portion is from the back building?

Doing a rough calculation off of Zimas it looks like the back building is about 68,000 sq. ft.

Thank you,  
Griffin

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

--

Garen Yegparian  
213/978-2621



Garen Yegparian <garen.yegparian@lacity.org>

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## Round 5 (actual)

1 message

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**Garen Yegparian** <garen.yegparian@lacity.org>

Thu, Mar 1, 2018 at 11:51 AM

To: Griffin Wright <griffin@urbandesigncenter.com>

Cc: Dennis Rader <dennis.rader@lacity.org>, Rita Moreno <rita.moreno@lacity.org>, "Franklin, Sherri" <sherri@urbandesigncenter.com>, Kimberly Ramsey <kramsey@communitybuild.org>

Hi Griffin,

I reviewed the last version of the database you sent and found only one error.

But I noticed the zones you have indicated on the map are not reflected in the database, so those should be added, since they will presumably be necessary to calculate the assessments.

Also, Rita mentioned you were making some methodology changes. Will any of those affect the data?

--

Garen Yegparian  
213/978-2621



**GLP BID 2019 Renewal Data- v10- GY Round 5.xlsx**

101K



Jose Flores &lt;jose.flores@lacity.org&gt;

**Fwd: 2016-2017 1st Secured For Central Avenue**

4 messages

**Edwin Hartoonian** <edwin.hartoonian@lacity.org>

Wed, Apr 5, 2017 at 9:34 AM

To: Jose Flores &lt;jose.flores@lacity.org&gt;

Hi Jose,

This is what I got from Central Avenue.

----- Forwarded message -----

From: **Griffin Wright** <griffin@urbandesigncenter.com>

Date: Wed, Apr 5, 2017 at 9:19 AM

Subject: Fwd: 2016-2017 1st Secured For Central Avenue

To: edwin.hartoonian@lacity.org

Cc: Sherri Franklin &lt;sherri@urbandesigncenter.com&gt;, Dani Shaker &lt;danishaker@gmail.com&gt;, "Central Ave. BID" &lt;bid@centralavenuehistoricdistrict.org&gt;, maximo.fortu@lacity.org

Good Morning Mr. Hartoonian,

I am following up on your email from Friday which contained the attached 1st secured report for the Central Avenue Historic BID. We have reviewed the assessments shown in the report, and some of the parcel assessments are significantly different than what we understand the assessments are meant to be based on the Management District Plan.

Please see the attached document "CAHD-Funds-TaxLeviedVsMDP" in which we have compared the Taxes Levied as shown in the 1st Secured Report vs. the assessment amounts shown in the MDP. As you can see for most of the parcels the tax levied amount matches what we show in the MDP. However for about 38 parcels the tax levied amount is significantly higher than the assessment amount shown in the MDP, and for 1 parcel the tax levied amount is smaller. Some of the taxes levied seem to be double what is shown in the MDP. The total difference seems to add up to \$53,106.76.

Do you know why we are seeing this discrepancy? Are these differences the result of some property owners being billed for 2017 and also being re-billed for 2016 if they did not pay their assessment last year?

Thank you,  
Griffin

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
griffin@urbandesigncenter.com  
213-448-2198

>  
> message -----  
> From: Edwin Hartoonian <edwin.hartoonian@lacity.org>  
> Date: Fri, Mar 31, 2017 at 9:31 AM  
> Subject: 2016-2017 1st Secured For Central Avenue  
> To: Central Avenue Historic BID <BID@centralavenuehistoricdistrict.org>,  
> Danishaker@gmail.com  
> Cc: Maximo Fortu <maximo.fortu@lacity.org>

>  
> Hello,

> Please see attached, 1st Secured report for central Avenue.

> Thank you

> --  
> Central Avenue Historic Business Improvement District

---

**2 attachments****18845 Central Avenue 17S1.xlsx**  
16K**CAHD-Funds-TaxLeviedVsMDP.xls**  
67K

---

**Jose Flores** <jose.flores@lacity.org>  
To: griffin@urbandesigncenter.com  
Cc: Edwin Hartoonian <edwin.hartoonian@lacity.org>

Wed, Apr 5, 2017 at 10:34 AM

Good morning Mr. Wright,  
Per page twenty-five of the Management District Plan, the delinquent 2015/16 assessments were placed on the 2016/17 County Tax Rolls for billing.

Thank you

[Quoted text hidden]

--

Jose Flores  
Principal Clerk  
Special Assessments Section  
(213)978-1126

---

**Griffin Wright** <griffin@urbandesigncenter.com>

Wed, Apr 5, 2017 at 2:04 PM

To: Jose Flores <jose.flores@lacity.org>  
Cc: Edwin Hartoonian <edwin.hartoonian@lacity.org>, Sherri Franklin <sherri@urbandesigncenter.com>, Dani Shaker <danishaker@gmail.com>, "Central Ave. BID" <bid@centralavenuehistoricdistrict.org>

Mr. Flores,

Thank you for the clarification, that makes sense. I had a feeling that the unpaid 2016 assessments made up the difference but wanted to clarify.

Thank you,  
Griffin

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
griffin@urbandesigncenter.com  
213-448-2198

[Quoted text hidden]

---

**Griffin Wright** <griffin@urbandesigncenter.com>

Mon, May 15, 2017 at 1:22 PM

To: Edwin Hartoonian <edwin.hartoonian@lacity.org>  
Cc: Maximo Fortu <maximo.fortu@lacity.org>, Dani Shaker <danishaker@gmail.com>, "Central Ave. BID" <bid@centralavenuehistoricdistrict.org>, Jose Flores <jose.flores@lacity.org>

Good Afternoon Edwin,

Regarding the Central Avenue Historic BID, we are wondering how often your office will be providing us with Secured Reports similar to the one you sent on Mar. 31 (see attached)?

We are trying to determine the best way to track which outstanding assessments from last year have been paid or are still outstanding. This Secured Report seems to be the best method for tracking, as it shows how much has been assessed versus paid for each individual parcel, including for unpaid assessments from last year.

[Quoted text hidden]

**18845 Central Avenue 17S1.xlsx**  
16K



Jose Flores &lt;jose.flores@lacity.org&gt;

**Fwd: Affidavit for Replacement Ballot Request**

6 messages

**Miranda Paster** <miranda.paster@lacity.org>

Thu, Oct 22, 2015 at 11:13 AM

To: "Van Cise, Eugene" &lt;eugene.vancise@lacity.org&gt;

Cc: "Hinkson, Rosemary" &lt;rosemary.hinkson@lacity.org&gt;

Bcc: jose.flores@lacity.org

Good Morning.

Sherri Franklin indicated that the property owners listed below did not receive a replacement ballot after submitting the Affidavit requesting a replacement ballot. Please let me know if a replacement ballot was sent, what date, and the method (mail or email). Can a replacement ballot be faxed to the property owner at this time?

Thank you.

----- Forwarded message -----

From: **Sherri Franklin** <sherri@urbandesigncenter.com>

Date: Thu, Oct 22, 2015 at 11:07 AM

Subject: Affidavit for Replacement Ballot Request

To: miranda.paster@lacity.org

Cc: central@urbandesigncenter.com

Here are the property owners that are still waiting for a replacement ballot:

|                                                                        |            |                      |            |       |   |   |      |                                                                                                   |                                            |        |                                                                                                                                                                                                                                                                          |            |       |
|------------------------------------------------------------------------|------------|----------------------|------------|-------|---|---|------|---------------------------------------------------------------------------------------------------|--------------------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------|
| BROWN BASSETT AND MARCELA TRS (Central Neighborhood Health Foundation) | 5128023037 | 1034 E. 27TH ST.     | \$3,778.32 | 0.87% | 0 | 0 | Done | bbrownmd@cnhclinics.org                                                                           | 3233 Sage Canyon Rd. Saint Helena CA 94574 | Sherri | 10/21 - Sent in affidavit; 10/19- Did not receive ballot                                                                                                                                                                                                                 | \$3,778.32 | 0.90% |
| ROFAEL ENAS                                                            | 5131015022 | 2227 S. CENTRAL AVE. | \$1,585.55 | 0.37% | 0 | 0 | Done | 310-465-4086; 310-965-4086 use this email: enasrofael@yahoo.com. Not this one victor517@yahoo.com | 4201 Le Bourget Ave Culver City, CA 90232  | Sherri | 10/17- Did not receive ballot! Email request instructions to enasrofael@yahoo.com. He will attend the meeting.                                                                                                                                                           |            |       |
| THOMAS JAMES CAPITAL INC                                               | 5114010018 | 4069 S. CENTRAL AVE. | \$1,463.29 | 0.34% | 0 | 0 | Done | 818-881-0311                                                                                      | 15 Enterprise 545 Aliso Viejo CA 92656     | Sherri | 10/22 - Rosie says she will request a replacement ballot. 10/19 - Spoke to Dennis. New Property Owner. Said the address is 4065. Said contact: APB Properties LLC, 15740 Paramount Boulevard, Suite E, Paramount, CA 90723 - Attn Rosie 562-633-0267 - rosie@eepinc.net. |            |       |

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

sherri@urbandesigncenter.com

**"Transforming Visions into Reality"**

--

Counting my blessings - Sing and be Happy Today!

[http://clerk.lacity.org/stellent/groups/departments/@clerk\\_master\\_contributor/documents/contributor\\_web\\_content/lacityp\\_026712.png](http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png)
**Eugene Van Cise** <eugene.vancise@lacity.org>

Thu, Oct 22, 2015 at 11:22 AM

To: "Flores, Jose" &lt;jose.flores@lacity.org&gt;, "Trevizo, Josefina" &lt;josie.trevizo@lacity.org&gt;, "Gomez, Maria" &lt;maria.v.gomez@lacity.org&gt;



5/4/2018

City of Los Angeles Mail - Fwd: Affidavit for Replacement Ballot Request

Jose,

Have we received affidavits from any of these 3 owners?

Eugene

[Quoted text hidden]

---

**Jose Flores** <jose.flores@lacity.org>

Thu, Oct 22, 2015 at 11:31 AM

To: Eugene Van Cise <eugene.vancise@lacity.org>

For the first one Bassett Brown it was received on monday and Dennis sent them their email yesterday 10/21.

For James Thomas, Eugene just got it.

To my knowledge we have not gotten a request for Enas Rofael yet.

[Quoted text hidden]

--

Jose Flores

Principal Clerk

Special Assessments Section

(213)978-1126

---

**Jose Flores** <jose.flores@lacity.org>

Thu, Oct 22, 2015 at 11:36 AM

To: Maria Gomez <maria.v.gomez@lacity.org>, Josefina Trevizo <josie.trevizo@lacity.org>

ladies,

The owners of parcels 5128023037, 5131015022, & 5114010018 claim to have requested duplicate ballots and submitted affidavits?

According to the BID app, 5128023037 has been email her replacement ballot.

5131015022 was just recived by Eugene.

Can you please see if we received anything for 5114010018 James Thomas Capital.

[Quoted text hidden]

---

**Josefina Trevizo** <josie.trevizo@lacity.org>

Thu, Oct 22, 2015 at 11:54 AM

To: Jose Flores <jose.flores@lacity.org>

Cc: Maria Gomez <maria.v.gomez@lacity.org>

Jose,

The only affidavit we received and processed is for BROWN BASSETT AND MARCELA TRS.

[Quoted text hidden]

--

Josie Trevizo

Office of the City Clerk

---

**Jose Flores** <jose.flores@lacity.org>

Thu, Oct 22, 2015 at 12:09 PM

To: Josefina Trevizo <josie.trevizo@lacity.org>

Cc: Maria Gomez <maria.v.gomez@lacity.org>

Thank you Josie.

[Quoted text hidden]



Jose Flores &lt;jose.flores@lacity.org&gt;

---

**Fwd: Central Ave. BID - Feedback from Property Owners**

2 messages

**Eugene Van Cise** <eugene.vancise@lacity.org>

Wed, Feb 3, 2016 at 3:02 PM

To: "Flores, Jose" &lt;jose.flores@lacity.org&gt;, "Gomez, Maria" &lt;maria.v.gomez@lacity.org&gt;, "Trevizo, Josefina" &lt;josie.trevizo@lacity.org&gt;

FYI:

----- Forwarded message -----

From: **griffin** [urbandesigntcenter.com](mailto:urbandesigntcenter.com) <[griffin@urbandesigntcenter.com](mailto:griffin@urbandesigntcenter.com)>

Date: Wed, Feb 3, 2016 at 2:37 PM

Subject: Central Ave. BID - Feedback from Property Owners

To: Eugene Van Cise &lt;eugene.vancise@lacity.org&gt;

Cc: Sherri Franklin <[sherri@urbandesigntcenter.com](mailto:sherri@urbandesigntcenter.com)>, "central" [urbandesigntcenter.com](mailto:urbandesigntcenter.com) <[central@urbandesigntcenter.com](mailto:central@urbandesigntcenter.com)>

Hello Eugene,

We are forwarding you a summary of the calls/feedback recently received from property owners in the Central Ave. BID. Some of these people may be concerned that the assessments are incorrect, so we want to keep you in the loop in case they contact you.

Thank you,  
Griffin

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
[griffin@urbandesigntcenter.com](mailto:griffin@urbandesigntcenter.com)  
213-448-2198

**CentralAveBID-Voicemails-16-2-3.doc**

25K

---

**Jose Flores** <jose.flores@lacity.org>

Wed, Feb 3, 2016 at 3:34 PM

To: Eugene Van Cise &lt;eugene.vancise@lacity.org&gt;

Cc: Josefina Trevizo &lt;josie.trevizo@lacity.org&gt;, Maria Gomez &lt;maria.v.gomez@lacity.org&gt;

Bcc: Rosemary Hinkson <[rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>

Eugene,

The majority of these issues can only be answered by the BID.  
Example: I can't pay my assessment. Who can I talk to? The BID  
I feel we should be exempted because we are a church. Contact the BID.  
What services are being provided? Ask the BID  
Upset and wants a call back. Guess who should call them back.

As you know we have no authority to reduce or remove assessments.

If the stakeholders call us on these issues, for the most part, we're just going to refer them back to the BID.

[Quoted text hidden]

--

Jose Flores  
Principal Clerk  
Special Assessments Section  
(213)978-1126





Jose Flores &lt;jose.flores@lacity.org&gt;

---

**Fwd: CPRA request (LACC.2016.11.07.b)**

1 message

**Miranda Paster** <miranda.paster@lacity.org>

Wed, Nov 23, 2016 at 12:30 PM

To: "Van Cise, Eugene" &lt;eugene.vancise@lacity.org&gt;, "Rader, Dennis" &lt;dennis.rader@lacity.org&gt;, "Flores, Jose" &lt;jose.flores@lacity.org&gt;

Cc: "Hinkson, Rosemary" &lt;rosemary.hinkson@lacity.org&gt;

Hello.

Can you please provide copies of email pursuant to this request?

Thank you.

----- Forwarded message -----

From: &lt;adrian@chez-risk.in&gt;

Date: Mon, Nov 7, 2016 at 6:40 PM

Subject: CPRA request (LACC.2016.11.07.b)

To: Miranda Paster &lt;miranda.paster@lacity.org&gt;

Good evening, Ms. Paster.

I'd like to take a look at all emails between Sherri Franklin and anyone at the Clerk's office from January 1, 2014 through whenever you comply with this request.

Thanks,

Adrian

--

Counting my blessings - Sing and be Happy Today!

[http://clerk.lacity.org/stellent/groups/departments/@clerk\\_master\\_contributor/documents/contributor\\_web\\_content/lacitp\\_026712.png](http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacitp_026712.png)



Jose Flores &lt;jose.flores@lacity.org&gt;

---

**Downtown Center Mailing affidavit**

5 messages

---

**Rick Scott** <rick.scott@lacity.org>  
To: Jose Flores <jose.flores@lacity.org>

Tue, Apr 18, 2017 at 11:43 AM

Jose,

Attached is the Downtown Center PBID Renewal Mailing affidavit and complete list of addresses that ballots were mailed to.

Thanks.

--

Rick Scott  
Neighborhood and Business Improvement District Division  
Office of the City Clerk  
213.978.1121 direct  
213.978.1099 main  
Fax 213.978.1130  
Rick.Scott@lacity.org

---

**2 attachments** **DTCTR 2018 PBID Affidavit of Mailing.doc**  
25K **DCBID Mailing Affidavit 4-17-2017.pdf**  
922K

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**Jose Flores** <jose.flores@lacity.org>  
To: Rick Scott <rick.scott@lacity.org>

Tue, Apr 18, 2017 at 1:06 PM

Thanks

[Quoted text hidden]

--

Jose Flores  
Principal Clerk  
Special Assessments Section  
(213)978-1126

---

**Jose Flores** <jose.flores@lacity.org>  
To: Cristina Flores <cristina.flores@lacity.org>

Tue, Apr 18, 2017 at 1:08 PM

Cristina,

The Downtown Center affidavit of mailing is attached.

Please use my version, it has your name and date of mailing already.

Thanks

[Quoted text hidden]

[Quoted text hidden]

---

**2 attachments** **DCBID Mailing Affidavit 4-17-2017.pdf**  
922K **DTCTR 2018 PBID Affidavit of Mailing.doc**  
25K

---

**Cristina Flores** <cristina.flores@lacity.org>  
To: Jose Flores <jose.flores@lacity.org>

Tue, Apr 18, 2017 at 4:09 PM

Ok I have printed out the list and affidavit, do i need one for the mail out for Figueroa Corridor that i sent on Thursday, April 13, 2017?

[Quoted text hidden]

--

Cristina Flores - Sr. Administrative Clerk  
Department of the City Clerk | Special Assessments Section  
(213)978-1099

**Jose Flores** <jose.flores@lacity.org>  
To: Cristina Flores <cristina.flores@lacity.org>

Tue, Apr 18, 2017 at 4:18 PM

Yes you do.

I don't think Eugene has sent that to me yet.  
We'll get it from him tomorrow so you can do all 4 mail outs in one pop.

Thank you.  
[Quoted text hidden]



Jose Flores &lt;jose.flores@lacity.org&gt;

## March 2017 Central Avenue Payment Report

5 messages

Harvey Toi &lt;toi.harvey@lacity.org&gt;

Fri, Mar 17, 2017 at 11:50 AM

To: danishaker@gmail.com, Jose Flores &lt;jose.flores@lacity.org&gt;, Cristina Flores &lt;cristina.flores@lacity.org&gt;

Hello,

I have attached your copy of the Payment Report for Central Avenue.

Thank you.

Toi Harvey  
Senior Administration Clerk  
City Clerk- Special Assessment Unit  
(213) 978-1099

**Central Avenue 2016 2017 Payment Report.pdf**  
367K

Maria Gomez &lt;maria.v.gomez@lacity.org&gt;

Mon, Apr 3, 2017 at 10:38 AM

To: Jose Flores &lt;jose.flores@lacity.org&gt;, Maximo Fortu &lt;maximo.fortu@lacity.org&gt;

FYI

----- Forwarded message -----

From: **Griffin Wright** <griffin@urbandesigncenter.com>

Date: Mon, Apr 3, 2017 at 9:50 AM

Subject: Re: Fwd: March 2017 Central Avenue Payment Report

To: Harvey Toi &lt;toi.harvey@lacity.org&gt;

Cc: Dani Shaker &lt;danishaker@gmail.com&gt;, Sherri Franklin &lt;sherri@urbandesigncenter.com&gt;, "Central Ave. BID" &lt;bid@centralavenuehistoriddistrict.org&gt;, Maria Gomez &lt;maria.v.gomez@lacity.org&gt;

Good Morning Mr. Toi,

I am following up on your email below from Mar. 17 in which you sent the attached report showing that government agencies had been billed for Central Ave Historic Business Improvement District assessments in February, 2017. This document appears to show that none of those assessments have been collected yet, is that correct?

Are there any Central Ave. Historic BID funds available from the period after the last notice we received, which was dated 2/17/17 (see attached)?

Thank you,  
Griffin

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
griffin@urbandesigncenter.com  
213-448-2198

[Quoted text hidden]

&gt; --

&gt;

&gt; Best Regards,

&gt;

&gt;

&gt; \*-----\*

&gt;

&gt; \*DANI SHAKER, J.D.\* | \*PEOPLE'S UNION, LLC\*

&gt; \*Mailing\* | P.O. Box 48322 | West Hollywood, California 90048 |

&gt;

&gt; \*Direct\* | +1-310-729-2269 | \*Fax\*: +1-310-248-3683 |

&gt;

&gt; \*DaniShaker@gmail.com &lt;DaniShaker@gmail.com&gt;\*

&gt;

&gt;

&gt; \*Confidentiality Notice:\*

&gt;

> This message is intended only for the personal and confidential use of the  
> designated recipients named above. If you are not the intended recipient  
> of this message you are hereby notified that any review, dissemination,  
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> information is subject to change without notice.

--

Maria V. Gomez  
(213) 978-2107

---

**2 attachments**

 **Central Avenue 2016 2017 Payment Report.pdf**  
367K

 **CAHD\_Funding\_Notice\_17-2-17.pdf**  
427K

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**Maximo Fortu** <maximo.fortu@lacity.org>

Mon, Apr 3, 2017 at 11:38 AM

To: griffin@urbandesigncenter.com

Cc: Jose Flores &lt;jose.flores@lacity.org&gt;, Thomas Nelson &lt;thomas.nelson@lacity.org&gt;

Hi Griffin,

I'm not sure if you have received the attached transmittal because I didn't see an invoice from your end yet.

Also, just a heads up, there is a "parcel payment" that is still work in progress. Soon, we will send you a transmittal for it in the amount of \$17K.

Please email or give me or Thomas a call if you have question. We're both new in the Department but we would be happy to assist you.

Best,

Macky Fortu  
Tel (213) 978-1110  
Email: maximo.fortu@lacity.org  
[Quoted text hidden]

---

 **Central Ave.pdf**  
377K

---

**Jose Flores** <jose.flores@lacity.org>

Tue, Apr 4, 2017 at 9:13 AM

To: Maximo Fortu &lt;maximo.fortu@lacity.org&gt;

Maximo,  
FYI...accounts receivable also sends the BIDs a copy of their  
Government Payment Report on or around the 10th of the month.  
I think that tips off the BIDs to contact accounting for payment.

Thanks

[Quoted text hidden]

--

Jose Flores  
Principal Clerk  
Special Assessments Section  
(213)978-1126

---

**Griffin Wright** <griffin@urbandesigncenter.com>

Wed, Apr 5, 2017 at 8:52 AM

To: Maximo Fortu &lt;maximo.fortu@lacity.org&gt;

Cc: Thomas Nelson &lt;thomas.nelson@lacity.org&gt;, Jose Flores &lt;jose.flores@lacity.org&gt;, "Central Ave. BID" &lt;bid@centralavenuehistoricdistrict.org&gt;

Hello Macky,

Thank you for sending this transmittal over. We are preparing an invoice and will send over shortly.

And we will keep an eye out for the next transmittal.

Thank you,  
Griffin

4/30/2018

City of Los Angeles Mail - March 2017 Central Avenue Payment Report

Griffin Wright  
Project Manager  
Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
griffin@urbandesigncenter.com  
213-448-2198

[Quoted text hidden]





Jose Flores &lt;jose.flores@lacity.org&gt;

---

**Miranda Pater away from the Office January & February**

1 message

**Miranda Paster** <miranda.paster@lacity.org>

Wed, Dec 20, 2017 at 12:14 PM

To: Aaron Aulenta &lt;aaron@urbanplaceconsulting.com&gt;, Donald Duckworth &lt;duckworth.donald@gmail.com&gt;, Tara Devine &lt;tara@devine-strategies.com&gt;, Sherri Franklin &lt;sherri@urbandesigncenter.com&gt;

Cc: "Hoppes, Shannon" &lt;shannon.hoppes@lacity.org&gt;, Rita Moreno &lt;rita.moreno@lacity.org&gt;, Rick Scott &lt;rick.scott@lacity.org&gt;, "Van Cise, Eugene" &lt;eugene.vancise@lacity.org&gt;, Bryce Rosauo &lt;bryce.rosauo@lacity.org&gt;, "Lid, Adam" &lt;adam.lid@lacity.org&gt;, "Flores, Jose" &lt;jose.flores@lacity.org&gt;, "Rader, Dennis" &lt;dennis.rader@lacity.org&gt;

Good Morning Consultants.

I am planning to be away from the office from 12/28 thru approximately March 2, 2018. Please ensure that as new drafts of MDP/ER's are submitted to the N&BID Division, Shannon Hoppes is copied on the drafts (shannon.hoppes@lacity.org). She will be reviewing the reports in my stead while I am away from the office. Shannon can be reached at (213) 978-1023.

As a reminder, the deadline for submission of MDP/ER's has passed. We have 6 of 9 renewal/modification MDP/ERs in the review process. Please ensure that you are aware that all of the MDP/ERs **must be reviewed, approved and petition process completed by May 11,, 2018.**

**Given that 8/1/18 is the deadline to submit data to the county for renewing BIDs.**

**5/29/18 & 5/30/18 is the last date for the Ordinance of Intention to be adopted for a Council public hearing and Ballot Tabulation for renewals at the end of June (Ccl recess in July).**

**5/22/18 is the last date for Economic Development Committee meeting for renewals.**

**4/30/18 is last date to reach 50% petition level in time for the last Economic Development Committee Meeting.**

Your cooperation is appreciated.

Happy Holidays and Thank you.

--

Counting my blessings - Sing and be Happy Today!

[http://clerk.lacity.org/stellent/groups/departments/@clerk\\_master\\_contributor/documents/contributor\\_web\\_content/lacityp\\_026712.png](http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png)





Jose Flores &lt;jose.flores@lacity.org&gt;

---

**Fwd: Pre-Qualified Consulting Firms - Address Update**

4 messages

---

**Eugene Van Cise** <eugene.vancise@lacity.org>  
To: "Flores, Jose" <jose.flores@lacity.org>

Tue, Feb 18, 2014 at 8:49 AM

----- Forwarded message -----

From: <griffin@urbandesigncenter.com>  
Date: Fri, Feb 14, 2014 at 11:58 AM  
Subject: Pre-Qualified Consulting Firms - Address Update  
To: eugene.vancise@lacity.org  
Cc: "Franklin, Sherri" <sherri@urbandesigncenter.com>

Good Afternoon Mr. Van Cise,

S.L. Franklin Enterprises, Inc. DBA Urban Design Center submitted a response to the RFP for the Establishment Of The Proposed Central Avenue Business Improvement District. We are on your list of pre-qualified consulting firms, however our mailing address has changed. Could we please have our mailing address updated on your list of pre-qualified consulting firms? Here is the new address:

S. L. Franklin Enterprises, Inc.  
DBA Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015

Thank you,  
Griffin

**Griffin Wright**  
**Project Manager**  
**Urban Design Center**  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015  
griffin@urbandesigncenter.com  
213-448-2198

---

**Jose Flores** <jose.flores@lacity.org>  
To: Maria Gomez <maria.v.gomez@lacity.org>, Josefina Trevizo <josie.trevizo@lacity.org>

Wed, Feb 19, 2014 at 8:24 AM

Good morning ladies,  
Can you please update the consultant mailing information for Urban Design Center to:

S. L. Franklin Enterprises, Inc.  
DBA Urban Design Center  
1100 S. Hope St., Ste. 103  
Los Angeles, CA 90015

Thank you  
[Quoted text hidden]

--  
Jose Flores  
Principal Clerk  
Special Assessments Section  
(213)978-1126

---

**Josefina Trevizo** <josie.trevizo@lacity.org>  
To: Jose Flores <jose.flores@lacity.org>

Wed, Feb 19, 2014 at 8:31 AM

ok  
[Quoted text hidden]

5/4/2018

City of Los Angeles Mail - Fwd: Pre-Qualified Consulting Firms - Address Update

--  
Josie Trevizo  
Office of the City Clerk

---

**Jose Flores** <jose.flores@lacity.org>  
To: Miranda Paster <miranda.paster@lacity.org>

Mon, Nov 28, 2016 at 1:10 PM

The CPRA you requested...

----- Forwarded message -----

From: **Eugene Van Cise** <eugene.vancise@lacity.org>  
Date: Tue, Feb 18, 2014 at 8:49 AM  
[Quoted text hidden]

--  
Jose Flores  
Principal Clerk  
Special Assessments Section  
(213)978-1126



Rick Scott <rick.scott@lacity.org>

---

## City Clerk BID formation RFP - Question

1 message

---

**Sherri Franklin** <sherri@urbandesigncenter.com>  
To: rick.scott@lacity.org

Wed, Apr 27, 2016 at 7:48 PM

Hello Mr. Scott,

Can we submit a copy of the page from the Secretary of State's website that indicates that our corporation is active in order to comply with the eligibility requirement to provide a "Copy of your Certificate of Status from the State of California"?

Sherri Franklin  
**Urban Design Center**  
(213) 447-9264 new office number  
(213) 712-9906 cell  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***



Rick Scott &lt;rick.scott@lacity.org&gt;

---

**City Clerk Bid Formation RFP is no longer posted.**

2 messages

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sherri@urbandesigncenter.com <sherri@urbandesigncenter.com>

Mon, May 2, 2016 at 12:28 PM

To: Miranda Paster &lt;miranda.paster@lacity.org&gt;

Cc: Rick.Scott@lacity.org, Griffin Wright &lt;griffin@urbandesigncenter.com&gt;, Sherri Franklin &lt;sherri@urbandesigncenter.com&gt;

Hello Miranda,

The RFP for Bid Formation Consultants is no longer posted. We were trying to double check to find Attachments A, B and C because they were not there before. Should we just make statements regarding question C for listed items 4, 5 and 6?

Sherri Franklin  
Urban Design Center  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)  
213-447-9264  
Sent from my HTC

---

ITA Business Assistance Virtual Network Support (BAVN) <ita.bavn@lacity.org>

Mon, May 2, 2016 at 1:40 PM

To: Sherri Franklin &lt;sherri@urbandesigncenter.com&gt;

Cc: Rick Scott &lt;Rick.Scott@lacity.org&gt;, Miranda Paster &lt;miranda.paster@lacity.org&gt;

Hi Sherri,

We here at technical support will not be able to assist you with your question regarding the Attachments.

Miranda or Rick, would you kindly assist Sherri with her question regarding the Attachments

On Mon, May 2, 2016 at 12:31 PM, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

The RFP for Bid Formation Consultants is no longer posted. We were trying to double check to find Attachments A, B and C because they were not there before. Should we just make statements regarding question C for listed items 4, 5 and 6? How can we access the files for the RFP?

Sherri Franklin  
**Urban Design Center**  
(213) 447-9264 new office number  
(213) 712-9906 cell  
[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

**"Transforming Visions into Reality"**

[Quoted text hidden]

--  
Regards,

BAVN Support  
[ITA.BAVN@lacity.org](mailto:ITA.BAVN@lacity.org)  
City of Los Angeles



Rick Scott &lt;rick.scott@lacity.org&gt;

## Reschedule Fashion District Meeting.

sherri@urbandesigndesigncenter.com <sherri@urbandesigndesigncenter.com>

Mon, Aug 28, 2017 at 12:12 PM

To: Miranda Paster <miranda.paster@lacity.org>, justink@tmgcreality.com, Ben Neman <ben@nemaninvestments.net>, griffin@urbandesigndesigncenter.com, Danishaker@gmail.com

Cc: rena <rena@fashiondistrict.org>, Rick Scott <rick.scott@lacity.org>, "Hinkson, Rosemary" <rosemary.hinkson@lacity.org>, Justin Kim <justink@tmgcreality.com>, Dani Shaker <danishaker@gmail.com>, Griffin Wright <griffin@urbandesigndesigncenter.com>

Hi Miranda,

Yes, the 19th would be perfect.

Sherri

*Sent from my LG K10, an AT&T 4G LTE smartphone*

----- Original message -----

**From:** Miranda Paster

**Date:** Mon, Aug 28, 2017 12:07 PM

**To:** justink@tmgcreality.com; Ben Neman; Sherri Franklin; griffin@urbandesigndesigncenter.com; Danishaker@gmail.com;

**Cc:** ! rena; Rick Scott; Hinkson, Rosemary;

**Subject:** Re: Reschedule Fashion District Meeting.

Good Afternoon.

I have learned that most are available on 9/19/17. Please can we reschedule the meeting at noon on 9/19/17?

Thank you.

On Thu, Aug 24, 2017 at 7:58 AM, Miranda Paster <miranda.paster@lacity.org> wrote:

Good Morning.

Please note that I must reschedule the meeting. Are you available on 9/11/17 or 9/12/17 or 9/19 or 9/20? I am sorry that I have to reschedule the meeting. Please let me know which date is best for you. I am assuming that we will keep it at the same time noon.

Thank you.

--

Counting my blessings - Sing and be Happy Today!

[http://clerk.lacity.org/stellent/groups/departments/@clerk\\_master\\_contributor/documents/contributor\\_web\\_content/lacityp\\_026712.png](http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png)

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Rick Scott &lt;rick.scott@lacity.org&gt;

## Meeting Confirmed RE: Fashion District BID

sherri@urbandesigntcenter.com <sherri@urbandesigntcenter.com>

Wed, Oct 11, 2017 at 3:27 PM

To: Rena Leddy <rena@fashiondistrict.org>, office@sanpedromart.com, justink@tmgrealty.com, "danishaker@gmail.com" <danishaker@gmail.com>, Ben Neman <ben@nemaninvestments.net>

Cc: Aaron Aulenta <aaron@urbanplaceconsulting.com>, grffin@urbandesigntcenter.com, Miranda Paster <Miranda.Paster@lacity.org>, Rick Scott <Rick.Scott@lacity.org>, capri.maddox@lacity.org, Linda Becker <lmbecker233@gmail.com>, "Mark Chatoff (mark@californiaflowermall.com)" <mark@californiaflowermall.com>, Elisa Keller <jkmgmnt@pacbell.net>, Steve Gibson <steve@urbanplaceconsulting.com>

Confirmed!

Sherri

*Sent from my LG K10, an AT&T 4G LTE smartphone*

----- Original message-----

**From:** Rena Leddy

**Date:** Wed, Oct 11, 2017 1:42 PM

**To:** office@sanpedromart.com; justink@tmgrealty.com; danishaker@gmail.com; Ben Neman;

**Cc:** 'Aaron Aulenta ' <grffin@urbandesigntcenter.com>; sherri@urbandesigntcenter.com; Miranda Paster; Rick Scott; capri.maddox@lacity.org; Linda Becker; Mark Chatoff (mark@californiaflowermall.com); Elisa Keller; 'Steve Gibson ' <

**Subject:** Meeting Confirmed RE: Fashion District BID

The meeting will be 10/23 at 11:30 a.m. at the City Clerk's Office. Please RSVP to [Miranda.Paster@lacity.org](mailto:Miranda.Paster@lacity.org)

Thank you for your patience!

Rena

**From:** Rena Leddy

**Sent:** Wednesday, September 20, 2017 5:35 PM

**To:** office@sanpedromart.com; justink@tmgrealty.com; danishaker@gmail.com; ben@newmaninvestments.net

**Cc:** 'Aaron Aulenta ' >; grffin@urbandesigntcenter.com; sherri@urbandesigntcenter.com; Miranda Paster >; Rick Scott >; capri.maddox@lacity.org; Linda Becker >; Mark Chatoff (mark@californiaflowermall.com) >; Elisa Keller >; 'Steve Gibson ' >

**Subject:** Fashion District BID

[Quoted text hidden]



Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>

---

## Inquiry Regarding Radios

---

**Sherri Franklin** <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Tue, Mar 14, 2017 at 12:43 PM

To: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>, Sherri Franklin <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)>

Cc: Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>

Hi Rita,

Are they radios for Ambassadors?

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Rita Moreno [<mailto:rita.moreno@lacity.org>]

**Sent:** Tuesday, March 14, 2017 10:30 AM

**To:** 'Sherri Franklin'

**Cc:** 'Miranda Paster'

**Subject:** Inquiry Regarding Radios

Hi Sherri,

Hope you're doing well. I was asked to let you know that we have 18 radios, which are not digital, and one charging station. The radios are \$100 each and the charging station is \$200.

Let me know if you need anything further.

Rita

--

Rita Moreno

City of Los Angeles

Office of the City Clerk

Neighborhood and Business Improvement District Division

200 N. Spring Street, 2nd Floor #237

Los Angeles, CA 90012

Office (213) 978-1122

Fax (213) 978-1130





Rita Moreno <rita.moreno@lacity.org>

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## Radios for CAHD

---

sherri@urbandesigncenter.com <sherri@urbandesigncenter.com>

Tue, May 2, 2017 at 4:14 PM

To: Rita Moreno <rita.moreno@lacity.org>

Cc: Central Avenue Historic District <bid@centralavenuehistoricdistrict.org>, Miranda Paster <miranda.paster@lacity.org>, Priscilla Al c/o CMSNAA <femology@gmail.com>

What is your phone number? She just came back. I will tell her to answer her phone. Thx

*Sent from my LG K10, an AT&T 4G LTE smartphone*

----- Original message-----

**From:** Rita Moreno

**Date:** Tue, May 2, 2017 3:28 PM

**To:** sherri@urbandesigncenter.com;

**Cc:** Central Avenue Historic District;Miranda Paster;Priscilla Al c/o CMSNAA;

**Subject:**Re: Radios for CAHD

Just came back upstairs for the second time. Priscilla is not answering her phone.

On Tue, May 2, 2017 at 3:06 PM, sherri@urbandesigncenter.com <sherri@urbandesigncenter.com> wrote:  
She should be there. Her number is (323) 608-5519

*Sent from my LG K10, an AT&T 4G LTE smartphone*

----- Original message-----

**From:** Rita Moreno

**Date:** Tue, May 2, 2017 2:56 PM

**To:** sherri@urbandesigncenter.com;

**Cc:** Central Avenue Historic District;Miranda Paster;Priscilla Al c/o CMSNAA;

**Subject:**Re: Radios for CAHD

(213) 978-1122

I just came back upstairs. Should I go back down now?

On Tue, May 2, 2017 at 2:32 PM, sherri@urbandesigncenter.com <sherri@urbandesigncenter.com> wrote:

Priscilla is on her way. What's your phone number?

*Sent from my LG K10, an AT&T 4G LTE smartphone*

----- Original message-----

**From:** sherri@urbandesigncenter.com

**Date:** Tue, May 2, 2017 1:39 PM

**To!** : Rita Moreno;Central Avenue Historic District;

**Cc:** Miranda Paster;Priscilla Al c/o CMSNAA;

**Subject:**Re: Radios for CAHD

Yes! We have a new check. Our Board Member Priscilla Al Uqdah can come by 2:30 pm today.

Sherri

*Sent from my LG K10, an AT&T 4G LTE smartphone*

----- Original message-----

**From:** Rita Moreno

**Date:** Tue, May 2, 2017 12:00 PM

**To:** Central Avenue Historic District;Sherri Franklin;



**Cc:** Miranda Paster;  
**Subject:**Re: Radios for CAHD

Sh! erri,

What time are you planning on coming by? The radios seem to work, but there is an ! issue of programming. There are 16 channels and only four (4) have a signal. Of those, only one, channe! ! 4, seems to be available (other people were on the line when testing 1-3). You may need to contact Motorola to have them programmed for you, which may entail assigning a specific channel for Central Avenue.

Let's coordinate so that I can meet you downstairs on Main for a quick pick-up.

Rita

On Tue, May 2, 2017 at 8:12 AM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:

Sherri,

Miranda is ill today and Rosemary is out of town. I'm on my way out to a meeting and returning later this morning. I've charged all the radios and just want to test them to make sure they're working. Let's connect to get the radios and base to you later today.

Thanks.

Rita

On Tue, May 2, 2017 at 7:53 AM, Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)> wrote:

FYI

----- Forwarded message -----

From: **Central Avenue Historic ! District** <[bid@centralavenuehistoricdistrict.org](mailto:bid@centralavenuehistoricdistrict.org)>

Date: Sun, Apr 30, 2017 at 7:19 PM

Subject: Re: Radios for CAHD

To: Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>

Hi Miranda,

No! I'm sorry. I could not remember where I hid the check. Of course it's in a place that I didn't want to forget :-). So we are doing a new check tomorrow. Will bring by Tuesday.

Sherri

On Wednesday, April 26, 2017, Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)> wrote:  
Hello.

Did she come? I went to a meeting. I am at (213) 978-1111.

On Wed, Apr 26, 2017 at 12:02 PM, Central Avenue Historic District  
<[bid@centralavenuehistoricdistrict.org](mailto:bid@centralavenuehistoricdistrict.org)> wrote:

Hi Miranda,

Our Board Member Priscilla Al Uqdah can come pickup the radios and instructions today by 1:30 pm

Thank you, Sherri

On Wed, Apr 26, 2017 at 8:03 AM, Miranda Paster <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)> wrote:

Good Morning.

I will get the radios and bring them into my office.

Thanks.

On Wed, Apr 26, 2017 at 8:02 AM, Central Avenue Historic District  
<bid@centralavenuehistoricdistrict.org> wrote:

Good Morning Miranda,

I could come today at 12:00 if that works.

Sherri

On Tuesday, April 25, 2017, Miranda Paster  
<miranda.paster@lacity.org> wrote:

Hello.

Yes. I have been off work Friday through Monday. Please let me know when you are available.

Thank you.

On Thu, Apr 20, 2017 at 4:02 PM, Central Avenue Historic District  
<bid@centralavenuehistoricdistrict.org> wrote:

Hello Miranda,

We have the check ready for the radios. Should we bring it to you and pick them up?

Sherri

On Mon, Apr 10, 2017 at 10:45 AM, Miranda Paster  
<miranda.paster@lacity.org> wrote:

Good Morning Sherri.

The check should be made out to the City of Los Angeles.

Thank you.

On Thu, Apr 6, 2017 at 9:47 PM, Central Avenue Historic District  
<bid@centralavenuehistoricdistrict.org> wrote:

Hello Miranda,

CAHD would like to purchase the radios you offered. We need 8 radios and 1 base.

5 radios will be for the Ambassadors, 2 radios for our Clean Streets liaisons and 1 for CAHD management. We will prepare a check in the amount of \$1,000. Who should the check be made payable to?

Also, can you share the distance that the radios cover. The CAHD BID is about 1.5 miles long.

Thank you so very much for sharing this opportunity with us.

Sherri

! --

Central Avenue Historic Business Improvement District

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Counting my blessings - Sing and be Happy Today!

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Central Avenue Historic Business Improvement District

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Central Avenue Historic ! Business Improvement District

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Central Avenue Historic Business Improvement District

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Central Avenue Historic Business Improvement District

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Rita Moreno <rita.moreno@lacity.org>

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## City Clerk Transmittal 3/20/2017 for \$1,186.88

---

sherri@urbandesigncenter.com <sherri@urbandesigncenter.com>

Wed, Jun 7, 2017 at 5:01 PM

To: Rita Moreno <rita.moreno@lacity.org>

Cc: Dani Shaker <danishaker@gmail.com>, Bowers Sons Cleaners Bowers Sons Cleaners <bowerssons@sbcglobal.net>, Griffin Wright <griffin@urbandesigncenter.com>

Yes, we are finishing it up. Will send by Friday.

Sherri

*Sent from my LG K10, an AT&T 4G LTE smartphone*

----- Original message-----

**From:** Rita Moreno

**Date:** Wed, Jun 7, 2017 12:28 PM

**To:** sherri@urbandesigncenter.com;

**Cc:** Dani Shaker;Bowers Sons Cleaners Bowers Sons Cleaners;Griffin Wright;

**Subject:**Re: City Clerk Transmittal 3/20/2017 for \$1,186.88

Hi Sherri,

I haven't received the 1st Quarter Report and Newsletter or the 2016 Financial Statement. If ready, please submit electronically.

Thank you.

Rita

On Tue, May 9, 2017 at 7:19 PM, sherri@urbandesigncenter.com <sherri@urbandesigncenter.com> wrote:

Thank you Rita,

Yes, we are finishing the reports this week.

Sherri

*Sent from my LG K10, an AT&T 4G LTE smart! phone*

----- Original message-----

**From:** Rita Moreno

**Date:** Tue, May 9, 2017 3:39 PM

**To:** Dani Shaker;sherri@urbandesigncenter.com;

**Cc:** Bowers Sons Cleaners Bowers Sons Cleaners;Griffin Wright;

**Subject:**Re: City Clerk Transmittal 3/20/2017 for \$1,186.88

Dani, I just received invoice # 2017-4 in the amount of \$18,101.76 and want to make sure we're on the same page. I noticed that you are not invoicing for the transmittal dated 3/20/17 in the amount of \$1,186.88. Is this because you had already invoiced us for this amount? Also, I don't have a record of! invoice # 2017-3.

Sherri, we need your 1st Quarter Report and Newsletter (due 4/30/17), as well as your 2016 Financial Statement (5/01/17) in order to process payment.

Please let me know if you have any questions.

Rita

On Mon, May 8, 2017 at 3:37 PM, Rita Moreno <rita.moreno@lacity.org> wrote:

Okay. I've attached the transmittals in question again for reference. Let me know if you have any questions.

On Mon, May 8, 2017 at 3:21 PM, [sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com) <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

Hello Rita,

I've copied Dani Shaker, Board Treasurer, and Griffin Wright, UDC Project Manager, in this email. Please add them on your correspondence as they are the ones who process the request.

Thanks, Sherri

*Sent from my LG K10, an AT&T 4G LTE smartphone*

----- Original message-----

**From:** Rita Moreno

**Date:** Mon, May 8, 2017 9:02 AM

**To:** Bowers Sons Cleaners Bowers Sons Cleaners; Sherri Franklin;

**Cc:**

**Subject:** Re: City Clerk Transmittal 3! /20/2017 for \$1,186.88

Sorry, I forgot to scroll down. There is also a transmittal dated 4/20/2017 with a total reimbursement amount of \$18,101.76. Please also confirm whether you have invoiced us for this amount.

Thank you.

!

On Mon, May 8, 2017 at 8:42 AM, Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)> wrote:

Good Morning,

I've been reviewing 2016 and 2017 (YTD) and found a transmittal that I don't think you have invoiced us for. Please check! your records for the transmittal dated 3/20/2017 with County Remittance 2/23/17 in the amount of \$1,186.88.

If you have not already invoiced us, please do so and attach the transmittal (see attached).

Thank you.

Rita

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 2nd Floor #237  
Los Angeles, CA 90012  
Office (213) 978-1122  
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Rita Moreno

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--

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Rita Moreno <rita.moreno@lacity.org>

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## Re: Proposed BID for Chrenshaw Blvd.

---

sherri@urbandesigncenter.com <sherri@urbandesigncenter.com>

Fri, Oct 13, 2017 at 2:48 PM

To: KAHLLID AL-ALIM <a2000ausar@yahoo.com>, Rita Moreno <rita.moreno@lacity.org>

Yes I can attend. On a separate note, I wanted to attend to discuss the Social Equity program for the Cannabis Industry. Can discuss during public comments.

Sherri

*Sent from my LG K10, an AT&T 4G LTE smartphone*

----- Original message-----

**From:** KAHLLID AL-ALIM

**Date:** Mon, Oct 9, 2017 9:17 PM

**To:** Rita Moreno;sherri@urbandesigncenter.com;

**Cc:**

**Subject:**Re: Proposed BID for Chrenshaw Blvd.

Hi Rita and Sherri,

Pray All is Well with you and the Family!

Been awhile since we talked. Just wanted to know if there was any new updates to the BID Program?

With the construction and back and forth with Metro about how to approach developing our 48th through 60th Street Rail Line segment, we been a little busy. Would like to move forward with a phase that could lead PMHCC into the New Year with solid objectives.

Please let me know if its possible for you to attend our General Meeting:

Saturday, October 14, 2017  
10-12pm

Angeles Mesa Elementary School  
2611 West 52nd Street, Los Angeles, CA 90043

or the Board Meeting:

Wednesday, October 18, 2017  
6 pm - 7:30 pm

Hyde Park Miriam Mathews Library  
2205 W. Florence Ave. Los Angeles, CA 90043

Feel free to contact me anytime!

Kahllid  
323 907 4681

On Friday, October 14, 2016, 1:53:12 PM PDT, Rita Moreno > [wrote](#):

Hi Khallid,

Hope you're doing well. I enjoyed our initial meeting and look forward to the next steps. I have compiled some PDF documents with the length of Crenshaw so that you can see the zoning. The red or salmon color is zoned commercial, the blue is industrial, and the orange is residential but some may have multiple designations including commercial. Green parcels are public facilities and yellow ones are low-residential.

Here is a link to ZIMAS:<http://zimas.lacity.org/>. Once you determine which block(s) to focus on, we can work on putting together any projects and funds that can be leveraged.

Let me know if you have any questions.

Rita

--

Rita Moreno  
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Rita Moreno <rita.moreno@lacity.org>

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## CAHD - 2018 Planning Report

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sherri@urbandesigncenter.com <sherri@urbandesigncenter.com>

Wed, Dec 20, 2017 at 4:51 PM

To: Rita Moreno <rita.moreno@lacity.org>

Cc: Dani Shaker <danishaker@gmail.com>, Griffin Wright <griffin@urbandesigncenter.com>, "Central Ave. BID" <bid@centralavenuehistoricdistrict.org>, Monica Mbeguere <mdamita52@gmail.com>

Got It. Will do.

Sherri

*Sent from my LG K10, an AT&T 4G LTE smartphone*

----- Original message-----

**From:** Rita Moreno

**Date:** Wed, Dec 20, 2017 4:43 PM

**To:** sherri@urbandesigncenter.com;

**Cc:** Dani Shaker;Griffin Wright;Central Ave. BID;Monica Mbeguere;

**Subject:**Re: CAHD - 2018 Planning Report

Okay. Indicate that only in the "Surplus Revenues" section, and! state that the surplus revenue is being maintained to address an anticipated shortfall when the BID is no longer able to leverage its assessment dollars.

On Wed, Dec 20, 2017 at 1:36 PM, sherri@urbandesigncenter.com <sherri@urbandesigncenter.com> wrote:

Hello Rita,

We will make the corrections. We list the CRCD City contract to explain why we are not utilizing all funds allocated to the clean streets program. In the event that their City contract ends we will need to pay for their full schedule of services which will exceed the budgeted amount. We are carrying over funds in anticipation of the increase in CAHD's payment for services.

Sherri

*Sent from my LG K10, an AT&T 4G LTE smartphone*

----- Original message-----

**From:** Rita Moreno

**Date:** Wed, Dec 20, 2017 3:56 PM

**To:** Dani Shaker;Griffin Wright;

**Cc:** Sherri Franklin;Central Ave. BID;

**Subject:**Re: CAHD - 2018 Planning Report

Hello Everyone:

We've reviewed your 2018 APR and have some comments/corrections. The level of detail in your report is appropriate for the board, but should not be included in the city's report. Some information is related to a separate contract and some is personnel related.

I will need to reject the report for you to make editions. I will have it go to Griffin to complete and resubmit.

Here are the needed corrections and some suggestions:

### Streetscape Services Program

1. In using CAHD, please spell out the name initially for reference.
2. Ther! e is language related to a se! parate contract between CRCD and the City. This information should not be in your report to the City. If you are leveraging funds from other contracts, you can state that, but focus on discussing the benefits to the assessed parcels with assessment dollars.
3. The 2nd bullet point states that accessible vacant lots will be cleaned. Since cleaning the lot would go beyond the allowable use of assessment funds, please clarify that cleaning takes place along the sidewalk and public right of

way adjacent to vacant lots.

4. Please delete the items/paragraphs after the 3rd bullet point until the paragraph that begins: "Budget surpluses in this program area..." This information is too specific and should not be included in the annual report.

#### Enhanced Safety Program

1. Write the acronym (UDC) after "Urban Design Center" since it is used in other parts of the document.
2. Delete the last paragraph since it repeats the 2nd paragraph of this section. We inserted the language from your MDP as a starting point.

#### Parking Demand Management Program

1. Delete the 1st paragraph as it repeats the 1st paragraph of the section we inserted from your MDP.

#### Branding Program

1. Delete the 1st paragraph as it repeats the 1st paragraph of the section we inserted from your MDP.

#### District Management Program

1. Delete the 1st paragraph as it repeats the 1st paragraph of the section we inserted from your MDP.
2. Delete the 2nd paragraph with bullet points since it is too specific and lists personnel.

#### Surplus Revenues

1. The paragraph contains detailed information that should not be included. For example, reword to read: "There are \$.... remaining from a surplus of \$134,089.86 that was carried over from 2016. There is an additional surplus of \$34,000 attributable from cost! savings in the Clean ! Streets Program."

[Quoted text hidden]

[Quoted text hidden]

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[Quoted text hidden]

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--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
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Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1130



[Quoted text hidden]



Rita Moreno <rita.moreno@lacity.org>

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## RFP

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**sherri@urbandesigncenter.com** <sherri@urbandesigncenter.com>  
To: Rita Moreno <rita.moreno@lacity.org>

Thu, Dec 21, 2017 at 5:30 PM

Hi Rita,

I'm sorry the response was not packaged properly. I don't think you received our final draft and the document was not collated.

I'm in Florida for the holiday and could not personally oversee the submittal.

I don't like to submit documents unless they are sufficient.

Again, I apologize for the mishap.

Sherri

*Sent from my LG K10, an AT&T 4G LTE smartphone*



Rita Moreno <rita.moreno@lacity.org>

---

## CAHD Rollover funding 2016 and 2017

---

Sherri Franklin <sherri@urbandesigncenter.com>

Fri, Mar 2, 2018 at 3:27 PM

To: Rita Moreno <rita.moreno@lacity.org>, Sherri Franklin <sherri@urbandesigncenter.com>

Cc: Griffin Wright <griffin@urbandesigncenter.com>

Will send. The board created plan to expend the funds based on the goals of the MDP.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

***"Transforming Visions into Reality"***

-----Original Message-----

**From:** Rita Moreno [mailto:[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)]

**Sent:** Wednesday, February 28, 2018 02:54 PM

**To:** 'Sherri Franklin'

**Cc:** 'Griffin Wright'

**Subject:** Re: CAHD Rollover funding 2016 and 2017

Hi there. Thanks for sending this information. In order to move forward and approve the 2018 Annual Planning Report, we need a written plan indicating how the surplus funds will be expended in 2018, in accordance with the Central Avenue MDP.

Let me know if you would like to meet/discuss this request.

Thanks.

Rita

On Fri, Feb 2, 2018 at 3:26 PM, Griffin Wright <[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)> wrote:

Hello Rita,

With the detail below provided by Sherri do you have what you need for the 2018 Planning Report? Do you need me to do anything to finalize the 2018 Planning Report?

Thank you,  
Griffin

Griffin Wright  
Project Manager  
Urban Design Center  
[1100 S. Hope St., Ste. 103](https://www.urbandesigncenter.com)  
Los Angeles, CA 90015  
[griffin@urbandesigncenter.com](mailto:griffin@urbandesigncenter.com)  
213-448-2198

> On January 31, 2018 at 1:52 PM "sherri@urbandesigncenter.com" <[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)> wrote:

>

>

> Explanation of Rollover Funds:

> Central Avenue Historic District started operations in March 2016 however it did not receive its funding until June 2016. Therefore we were only able to onboard our branding and marketing programs and the Clean

Streets team, CRCD Enterprises, Inc. which was brought under contract in May 2016. They agreed to start work ahead of funding being available.

> Additionally CRCD, received a grant from the New 9th Council District for graffiti removal, trash removal, bulky item pick-up and sidewalk steam cleaning which included all of the Central Avenue Historic Business Improvement District area. Thus, CAHD only had to pay for street cleaning 6 days a week. CRCD billed us \$6,750 per month in the first year of our contract whereas the total services provided to our district equated to approximately \$13,000 per month. Our MDP allocated approximately \$11,000 per month for Clean Streets program so the balance of funds rolled over to 2017.

> During CRCD's second contract year for services starting in May 2017 we increased their fee to \$8,750 per month to cover the cost of an additional day of service on Sundays, a new clean streets liaison and additional graffiti removal in the areas above the six feet in height designated by the City's program and on signs and tile work. Again the balance of funds rolled over to 2018.

> We began to interview companies for our Ambassador program in March of 2016 and was not able to bring on a consulting company until September 2016. Therefore, we only expended funding for 4 months in 2016 for Ambassador program which included a surge in services we implemented to get the Ambassadors onboarded. The surge included 7 ambassadors 7 days per week. The balance of funds rolled over to 2017.

> Additionally, DOT is assisting us with several of our Parking Demand Management tasks so we have not had to bring on a consultant just yet.

> We are also still in the process on identifying contractors to install our Wi-Fi and camera system and we just select the new trash receptacles for the corridors. We expect the total cost for these items to be between \$60,000 to \$80,000.

> Please see the annual rollover worksheet forwarded by Griffin. The CAHD Executive Committee will meet on February 14th to determine how much funding should be set aside to cover clean streets cost in case CRCD loses its City contract in future years. They will also determine what other cost need to be considered, if transfers need to be made to other program areas or if the MDP needs to be amended to accommodate new district programs.

> Sherri Franklin, Urban Design Center CAHD Management Consultant [213-447-9264](tel:213-447-9264)

> Sent from my LG K10, an AT&T 4G LTE smartphone

--

Rita Moreno  
City of Los Angeles  
Office of the City Clerk  
Neighborhood and Business Improvement District Division  
200 N. Spring Street, 3rd Floor #395  
Los Angeles, CA 90012  
Office (213) 978-1122  
Fax (213) 978-1079







Rita Moreno <rita.moreno@lacity.org>

---

## GLPVCCBID MDP Draft 3/2/2018

---

**Sherri Franklin** <sherri@urbandesigncenter.com>

Fri, Mar 2, 2018 at 3:29 PM

To: rita.moreno@lacity.org

Cc: Kimberly Ramsey <kramsey@communitybuild.org>, UDC - Griffin Wright <griffin@urbandesigncenter.com>

Hello Rita,

Attached please find a draft MDP for GLPVCCBID. As soon as we receive the assessment formulas and budget from the engineer we will incorporate the data and resend.

Sherri Franklin

**Urban Design Center**

(213) 447-9264 new office number

(213) 712-9906 cell

[sherri@urbandesigncenter.com](mailto:sherri@urbandesigncenter.com)

*"Transforming Visions into Reality"*



LPV-CCBID-ManagementPlan-DRAFT9.docx

325K

# **Leimert Park Village/Crenshaw Corridor Business Improvement District Management District Plan**

**For  
The Renewal of a Property Based  
Business Improvement District  
in Los Angeles**

**March 2018**

**Prepared By  
Urban Design Center**

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### **Attachments**

Attachment A: Engineer's Report

## I. Management District Plan Summary

The name of the proposed Property-Based Business Improvement District is the Leimert Park Village/Crenshaw Corridor Business Improvement District (“District”). The District is being established pursuant to Section 36600 et seq. of the California Streets and Highways Code, The “Property and Business Improvement District Law of 1994 as amended”, hereinafter referred to as State Law. It would represent a 3 renewal of the existing District and an expansion of the District to include additional parcels on Crenshaw Corridor from 39th Street to Jefferson Boulevard.

The Leimert Park Village/Crenshaw Corridor Business Improvement District Management Plan is proposed to improve and convey special benefits to assessed properties located within the District area. The District will provide continued improvements and activities, including clean and beautification, marketing, and administration. Each of the programs is designed to meet the goals of the District, to improve safety and cleanliness, increase building occupancy and lease rates, attract more customers to District businesses, encourage new business development, and attract ancillary businesses and services for parcels within the District. The parcel land uses within the boundaries of the District are a mix of retail, restaurant, art, office, parking, and mixed use commercial uses. Services and improvements provided by the District are designed to provide special benefits to individually assessed parcels in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, and encouraging commerce.

**Boundary:** See Section 2, Boundary Description on Page 6 and [map on Page 12.](#)

**Budget:** The total District budget for the 2019 year of operation is approximately [\\$451,204.08.](#)

### Improvements, Activities, Services:

|                                                                                                                                                                                                                                                                                                                                                      |              |       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------|
| <b>Clean and Safe</b><br>This program will consist of clean streets program including sidewalk cleaning, graffiti removal, trash collection and removal, tree trimming, and landscape maintenance and enhanced safety services.                                                                                                                      | \$306,938.78 | 68.0% |
| <b>Marketing</b><br>This program will tell the story of the District, its history, its cultural attractions, and its ongoing improvements, and will consist of developing a website, a newsletter and collateral material promoting the District. It will also include public and media relations and the development of District branding elements. | \$40,928.57  | 9.1%  |
| <b>Management, Reserve &amp; City Fees</b><br>Cost to oversee BID contracts, preparation of quarterly and annual reports, facilitation of community development and public policy efforts and promotion of the District. Also includes administration                                                                                                | \$52,183.67  | 11.6% |

|                                                                                                                                                    |             |       |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------|
| and office costs, financial statement and tax preparation contract cost and city and county fees.                                                  |             |       |
| <b>Operating Contingency</b><br>Allotment to adjust for uncollected assessment fees and unforeseen fees, report cost and operational requirements. | \$51,153.06 | 11.3% |

Assessment funds may be used as matching funds in order to apply for grants such as the Los Angeles County Metropolitan Transportation Authority's Call for Projects, the City of Los Angeles Department of Transportation's People Street Improvements, and foundation grants for marketing and business development. These grant funds may be used to enhance landscaping, wayfinding signage, and business development. These improvements and activities will be provided only to individual assessed parcels defined as being within the boundaries of the District and will provide benefits which are particular and distinct to each of the individual assessed parcels within the proposed District. These improvements and activities will be used to support increased commerce, business attraction and retention, and enhanced overall safety and image for the individual assessed parcels within the district.

**Method of Financing:** A levy of special assessments upon real property that receives special benefits from the improvements and activities. (See Section 4, for the proposed management district assessment formula)

**Benefit Zones:** The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each parcel receives from the improvements. In order to match assessment rates to special benefits received, three service levels, or benefit zones, have been created within the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District. See section 2 for a detailed description of benefit zones.

**Cost:** Annual assessments are based upon an allocation of program costs by Zone and a calculation of assessed lot square footage, assessed building square footage, and frontage footage. Three property assessment variables, parcel square footage, building square footage and linear street frontage footage will be used in the calculation. The 2019 assessments per assessment variable will not exceed the amounts listed in the following chart:

|                       | Zone 1 | Zone 2 | Zone 3 |
|-----------------------|--------|--------|--------|
| <b>Non Government</b> |        |        |        |
| Assessable Sq Footage |        |        |        |
| Frontage              |        |        |        |
| <b>Government</b>     |        |        |        |
| Assessable Sq Footage |        |        |        |
| Frontage              |        |        |        |

See Section 4 for a detailed budget of services provided by zone.

**Cap:** Annual assessment increases will not exceed 5% per year. Increases will be determined by the Community Build Board of Directors (“Board”) with input from the Board Advisory Committee for the BID and will vary between 0% and 5% in any given year. Any annual assessment increase must be approved by the Board and be submitted to the City in the annual planning report.

**District Formation:** District formation requires submission of favorable petitions from property owners representing more than 50% of total assessments to be paid and the return of ballots evidencing a majority of ballots cast in favor of the assessment. Ballots are weighted by each property owner’s assessment as proportionate to the total proposed District assessment amount.

**Duration:** The District will have a 5-year life, beginning January 1, 2019 and ending December 31, 2023.

**Governance:** The BID Manager will review District budgets and policies annually within the limitations of the Management District Plan. Annual and quarterly reports, financial statements and newsletters will be filed with the City of Los Angeles (City). The BID Manager will oversee the day-to-day implementation of services as defined in the Management District Plan.

## II. Business Improvement District Boundaries

### Overall Boundary (Also see map, page 12)

The Greater Leimert Park Village/Crenshaw Corridor Business Improvement District includes all property within a boundary formed by:

Beginning at the northwest corner of parcel 5044-004-025, then east along the north line of said parcel to east line of said parcel, then south along the east line of parcel 5044-004-025 and the east line of parcels abutting the east side of Crenshaw Boulevard to the south side of Exposition Boulevard, then east to the west side of Bronson Avenue, then south to the south side of Rodeo Road, then east to east line of parcel 5033-001-020, then south along the east line of parcel 5033-001-020 to the south side of Coliseum Street, then west to the west side of Bronson Avenue, then south along the east line of parcel 5033-003-019 and the east line of parcels abutting the east side of Crenshaw Boulevard to the north side of 39<sup>th</sup> Street, then west to the east side of Crenshaw Boulevard, then south to the northwest corner of parcel 5033-004-901, then east along the north line of said parcel to the east line of said parcel, then south along the east line of parcel 5033-004-901 and the east line of parcels abutting the east side of Crenshaw Boulevard to the south side of Martin Luther King, Jr. Boulevard, then east to the

west side of Mc Clung Drive, then south to the southeast corner of parcel 5013-009-014, then west to the east line of the parcels abutting the east side of Crenshaw Boulevard, then south along the east line of the parcels abutting the east side of Crenshaw Boulevard to the north line of parcel 5024-017-001, then east along the north line of said parcel and the north line of the parcels abutting the north side of 43rd Street to the west side of Leimert Boulevard, then south along the west side of Leimert Boulevard to its intersection with the east side of Crenshaw Boulevard, then north along the east side of Crenshaw Boulevard to a point directly east of parcel 5013-013-013, then west along the south line of parcels 5013-013-013 and 014 to the southwest corner of parcel 5013-013-014, then north along the west line of said parcel and the parcels abutting the west side of Crenshaw Boulevard to a point in the south line of parcel 5032-002-040 on the north side of Stocker Street, then southwesterly along the north side of Stocker Street to the northeasterly side of Santa Rosalia Drive, then northwesterly along the northeasterly side of Santa Rosalia Drive to the east side of Buckingham Drive, then north along the east side of Buckingham Drive to the southwesterly side of Martin Luther King, Jr. Boulevard, then southeasterly along the southwesterly side of Martin Luther King, Jr. Boulevard to the easterly side of Marlton Avenue, then northerly along the easterly side of Marlton Avenue to the north side of 39<sup>th</sup> Street, then west along the south side of parcel 5045-019-040 to the west side of said parcel, then north along the west side of parcel 5045-019-040 and the west line of parcels abutting the west side of Crenshaw Boulevard to the north side of Rodeo Place, then north along the west side of parcels 5046023012, 5046023013, 5046023014, 5046023015, 5046023016, 5046023017, 5046023018, 5046023019, 5046023020, 5046023021, and 5046023023, to the north side of Rodeo Road, then north along the west side of parcel 5046-022-900 to the north line of said parcel, then east along the north line of said parcel to the west side of Crenshaw Boulevard, then north to the southeast corner of parcel 5046-040-905, then south along the south side of said parcel to the west line of parcel 5046-040-905, then north along the west side of parcel 5046-040-905 and the west line of parcels abutting the west side of Crenshaw Boulevard to the south side of Jefferson Boulevard, then east along the south side of Jefferson Boulevard to the point of beginning.

### **Zone Boundary Description (Also see map, page 12)**

#### **Zone 1:**

The core Leimert Park Village area parcels and commercial area along Leimert Blvd. make up Zone 1. The Leimert Park Village area is bounded by the northern boundary of the parcels abutting the north side of 43rd St. to 43rd Pl. to the south, and parcels facing Degnan Blvd. on both the east and west. The area along Leimert Blvd. includes parcels abutting the west side of Leimert Blvd. from 43rd St. to the intersection of Leimert Blvd. and Crenshaw Blvd.

**Zone 2:**

Commercial areas along Crenshaw Blvd (not including the Baldwin Hills Mall) and Marilton Square make up Zone 2. The area along Crenshaw Blvd. includes both sides of Crenshaw Blvd. from the south side of Jefferson Blvd. to the north side of 39th St., the east side of Crenshaw from parcel 5033-004-901 to the north side of Stocker St., and both sides of Crenshaw Blvd. from the south side of Stocker St. to parcel 5013-013-013 on the west side and parcel 5013-023-007 on the east side of Crenshaw Blvd. Marilton Square is bounded by Martin Luther King, Jr. Blvd. to the north, Santa Rosalia Dr. to the south, Buckingham Rd. to the west and Marilton Ave. to the east.

**Zone 3:**

Crenshaw Mall parcels make up Zone 3. This zone is bounded by 39th St. to the north Santa Rosalia Dr. and Stocker St. to the south, Marilton Ave. to the west and Crenshaw Blvd. to the east.

**District Boundary Rationale**

The property land uses within the general boundaries of the District are a mix of commercial, government, and non-profit. Leimert Park is unique in that for over 50 years it has been an important center of African-American art and culture as well as a center of commerce in the African-American community. Crenshaw Plaza/Baldwin Hills Mall, which is within the District, was one of the first large shopping malls developed in the United States. The boundaries for the Leimert Park BID were established in 2003 in an effort to respect the historic nature of the commercial district and bring revitalization to the district.

In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. All of the services provided, such as the cleaning work provided by the Clean Team, are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District. Improvements and services will only be provided to each individually assessed parcel within the boundaries of the District. Specifically, cleaning personnel, and similar service providers employed in connection with the District will only provide services to individual assessed parcels within the District, and will not provide services outside of District boundaries. Nor will District promotional efforts promote activities outside of District boundaries.



Northern Boundary:

The northern boundary of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District is Martin Luther King Boulevard, 39th Street and the north parcel line of parcels facing on the north side of 43rd Street. Parcels north of Martin Luther King Boulevard, the east side of 39th Street and the north side of 43rd Street are zoned solely residential and will not specially benefit from the unique improvements and services which are designed to provide special benefits in the form of improving the economic and environmental vitality while preserving and strengthening the historical nature of the commercial uses within the District. These programs are not designed to provide special benefit to the residential uses outside of District boundaries because District programs are designed to provide special benefits to the retail, restaurant, art, office, parking and mixed use commercial uses in the form of increasing commercial building occupancy and lease rates, encouraging new business development, and encouraging commerce.

Programs funded with the assessment, will only be provided to individual assessed parcels within the boundaries of the District. Parcels directly north of west side of 39th Street differ from District uses in that they do not depend on pedestrian traffic to support their businesses. An example of which is the funeral home just outside the District boundaries. Parcels north of the District also differ in commercial scale and use than the Crenshaw/Baldwin Hills Mall parcels in that they do not depend on walk up business and do not have the same historic nature of other commercial parcels within the District. Specifically, cleaning personnel, and similar service providers employed in connection with the District will only provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Eastern Boundary:

The eastern boundary of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District varies between the west side of Leimert Boulevard on the south and the eastern parcel line of parcels facing on the east side of Crenshaw Boulevard, except for the residentially zoned parcels on the east side of Crenshaw Boulevard between 39<sup>th</sup> Street and Martin Luther King, Jr. Blvd. This boundary was determined because properties within the district are commercial while properties outside the eastern district boundary are solely residential in use and will not specially benefit from the unique improvements and services which are designed to provide special benefits in the form of improving the economic and environmental vitality while preserving and strengthening the historical nature of the commercial uses within the District.

These programs are not designed to provide special benefit to the solely residential uses outside of District boundaries. District programs are designed to benefit commercial parcels because District programs are designed to provide special benefits to the retail, restaurant, art, office, parking and mixed use commercial uses in the form of increasing commercial building occupancy and lease rates, encouraging new business development, and encouraging commerce. Specifically, sidewalk cleaning personnel, and similar service providers employed in connection with the District will only provide services to individual assessed parcels on the

streets and sidewalks within the District, and will not provide services outside of District boundaries.

#### Southern Boundary:

The southern boundary is the southern parcel line of parcels 5013-013-013, 5013-013-014, and 5013-023-007. This boundary was determined because properties along Crenshaw Boulevard are of similar commercial use as the retail, restaurant, art, office, parking and mixed use commercial uses as parcels 5013-013-013, 5013-013-014, and 5013-023-007. Parcels 5013-013-013 and 5013-013-014 are on the south west corner of Crenshaw Boulevard and Vernon Avenue, a multi-story bank building, are included in the District to provide District programs to all four corners of the intersection. The street on the south side of parcel 5013-013-013 is used as a street connecting S. Victoria Avenue and Crenshaw Boulevard and acts as a district boundary. Parcels south of the District boundary will not specially benefit from District programs. Parcels south of the District boundary are a mix of residential intermingled with an occasional small commercial use.

These parcels do not rely on pedestrian traffic to support commercial activity and will not specially benefit from the District clean and beautiful programs which are designed to enhance pedestrian traffic and increase walk in business for parcels in the District. The parcels south of the District boundary will not specially benefit from the District marketing program which is designed to increase awareness of the Historic Leimert Park District and increase commerce to the historic commercial businesses within the District boundary. The parcels south of the District boundary are not in the historic area of Leimert Park which ends at the District boundary and the Crenshaw District begins. The parcels are not part of the traditional Leimert Park African-American art and culture district and don't further the goal of improving the economic and environmental vitality while preserving and strengthening the historical nature of the commercial uses within the District. Parcels south of Stocker Avenue and west of Crenshaw Boulevard are in an unincorporated area of Los Angeles County and are not included within the District boundaries. Property based business improvement districts cannot cross governmental jurisdiction lines without the approval of both jurisdictions. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

#### Western Boundary:

The western boundary of the Leimert Park Village/Crenshaw Business Improvement District is the western parcel line of parcels on the west side of Crenshaw Boulevard beginning with parcel 5013-013-013 and heading north to Stocker Street. At Stocker Street turn west along Stocker Street to Santa Rosalia Drive. At Santa Rosalia Drive turn northerly along Santa Rosalia Drive to Buckingham Road. At Buckingham Road turn northerly to Martin Luther King Jr. Boulevard. At Martin Luther King Jr. Boulevard turn easterly to Marlton Avenue. At Marlton

Avenue turn northerly to 39th Street. At 39th Street continue northerly along the western parcel line of parcels on the west side of Crenshaw Boulevard to Rodeo Place, then continue northerly along the western border of parcels 5046023012, 5046023013, 5046023014, 5046023015, 5046023016, 5046023017, 5046023018, 5046023019, 5046023020, 5046023021, and 5046023023, then northerly along the western parcel line of parcels on the west side of Crenshaw Boulevard to Jefferson Boulevard.

This boundary was chosen for its unique commercial uses including regional medical center, and mall restaurant/retail. Parcels west of the District boundary are zoned solely residential which are excluded by State Law from being included within the District or are commercially zoned parcels that area not being used for commercial uses. The commercial zoned uses on the southwest side of Santa Rosalia Dr. are religious, recreational and residential and do not depend on pedestrian traffic to support commercial activity. These parcels outside the District will not benefit from the District programs which are specifically designed to improve pedestrian traffic and provide special benefit to the retail, restaurant, art, office, parking and commercial uses within the District. Services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, cleaning personnel, and similar service providers employed in connection with the District will only , patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

#### **Zone 1 Boundary:**

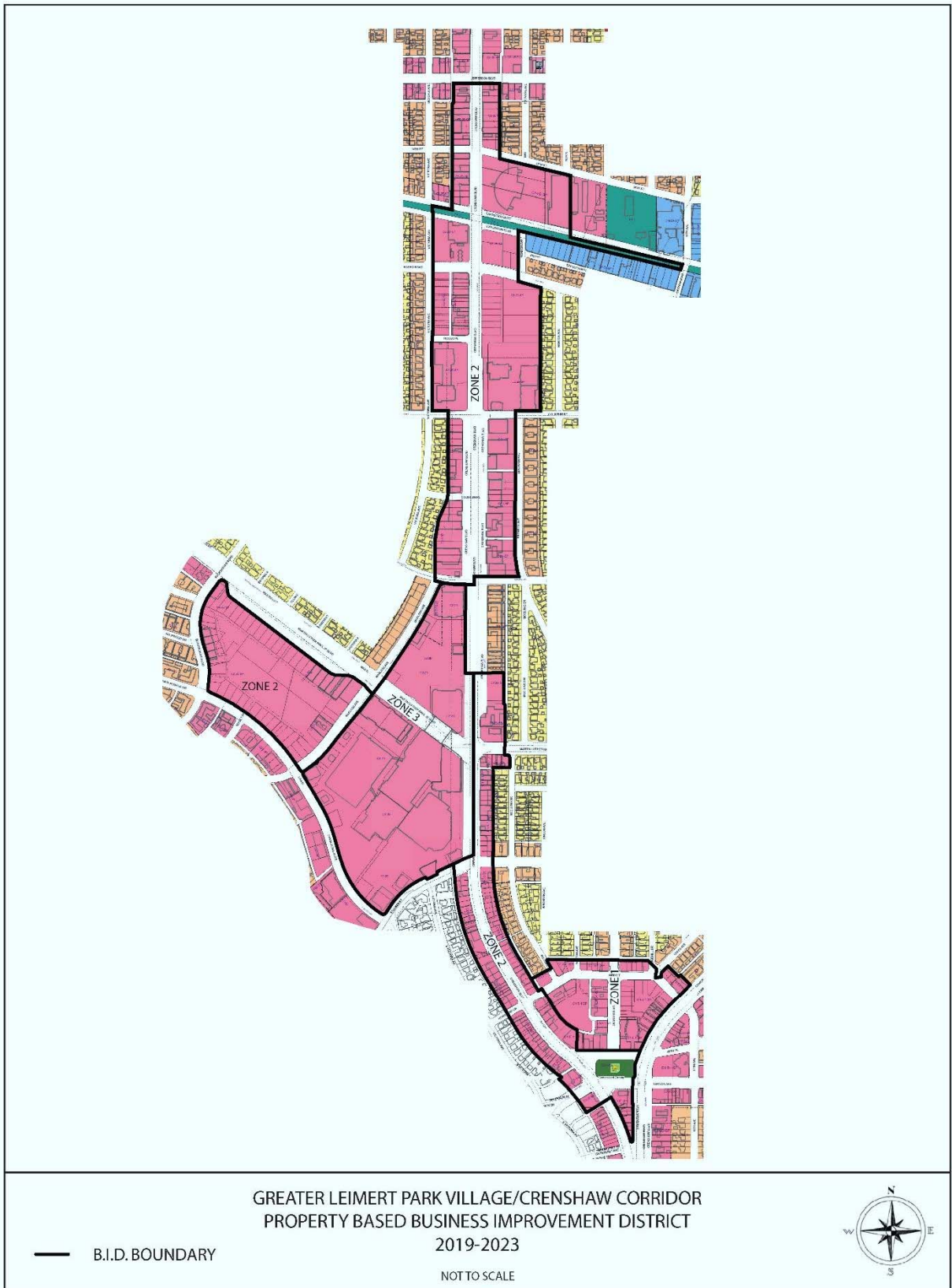
Zone 1 is the core of Leimert Park Village area and contains a concentration of non-mall retail uses, and a large District serving parking lot. This area has the highest pedestrian counts generated by the businesses and the parking lot and the highest demand for clean and beautiful services. This zone is bounded by 43rd St. to the north and 43rd Pl. to the south, and parcels facing Degnan Blvd. on both the east and west.

#### **Zone 2 Boundary:**

Zone 2 is made up of parcels along Crenshaw Boulevard (not including the Crenshaw Mall), Leimert Boulevard and Marlton Square. Zone 2 whose businesses for the most part face on high volume high speed streets which are less pedestrian friendly. These businesses have limited on street parking and provide most of their parking off street either in front or behind their businesses. Zone 2 has lower pedestrian traffic than zone 1 and less need for clean and beautiful services.

#### **Zone 3 Boundary:**

Zone 3 consists of the Crenshaw Mall parcels. This zone is bounded by 39th St. to the north, Santa Rosalia Dr. and Stocker st. to the south, Marlton Ave. to the west and Crenshaw Blvd. to the east. Zone 3 has the lowest need for clean and beautiful services due to existing Crenshaw mall maintenance.



### **III. Proposed Management District Service Plan**

Through a series of meetings, the District Steering Committee collectively determined that the business improvement district should be property-based and determined the priority for improvements and activities to be delivered by the business improvement district. The Steering Committee selected four priorities: clean streets, safety, marketing and administration. All of the services will be over and above the City's baseline of services and are not provided by the City.

All of the improvements and activities detailed below will be provided only to individual assessed parcels defined as being within the boundaries of the District and will provide benefits which are particular and distinct to each of the individual assessed parcels within the proposed District. No improvement or activities will be provided to properties outside the District boundaries. All assessments outlined in this Management District Plan will be used solely to provide services directly benefiting each of the individual assessed parcels in this District. All services will be provided to the individual assessed parcels defined as being within the District boundaries and no services will be provided outside the District boundaries. Each of the services are unique to the District and to each of the District's individual assessed parcels, therefore all benefits provided are particular and distinct to each individual assessed parcel.

All assessments outlined in this Management District Plan will be used to support increased commerce, business attraction and retention, enhanced overall image, and increased property rental income within this commercial core. All services, projects, promotions, cleaning and professional/administration services are provided solely to individual assessed parcels within the district to enhance the image and viability of individual assessed parcels and businesses within the District boundaries and are designed only for the direct special benefit of the individual assessed parcels in the District. No services will be provided to non-assessed parcels outside the District boundaries.

Assessment District programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a "general benefit" is hereby defined as: "A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied". "Special benefit" as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.

The properties within the boundaries of the District that will receive special benefits from BID funded programs and services are currently a mix of commercial, government, and non-profit. Services, programs and improvements provided and funded by the District are primarily designed to provide special benefits as described below to identified assessed parcels and the array of land uses within the boundaries of the District. The proposed District programs are Clean, Safe & Beautiful, Marketing, and Administration. These are listed in Section 2 and described in further detail below.

Individually assessed commercial, industrial, government, and non-profit parcels within the boundaries of the District will benefit specially from the District's Streetscape Services program which will create a cleaner and more welcoming environment for their customers, patrons, tenants, visitors, and employees. This program will improve aesthetic appeal for patrons, visitors and employees of the assessed commercial, industrial, government, and non-profit parcels within the District by reducing litter and debris, which are detractions to commerce and commercial occupancy rates if not contained and properly managed. The LAUSD parcels will especially benefit from the District's Streetscape Services program through a cleaner and healthier environment around the LAUSD campus which results in an increased likelihood of this campus being chosen by parents for their children's education. The Streetscape Services program will create a cleaner and more welcoming environment for the employees of the government parcels. Individually assessed residential parcels within the boundaries of the District (all located on non-residentially zoned parcels) will especially benefit from the Streetscape Services program through an increase in the cleanliness and livability of the environment for the tenants.

The District Management Program will include an Executive Director to negotiate and monitor service contracts and program operations, facilitate community development, and manage public policy, planning and economic development initiatives to promote the district. Other management costs will include leasing office equipment, the purchase of office supplies, bookkeeping, insurance, and organizational management and business filings costs. Individually assessed commercial, industrial, government, non-profit, and residential parcels within the boundaries of the District will especially benefit from the District Management program as this program will implement the programs for the operation of the Streetscape Services and Enhanced Safety programs which will create a cleaner and safer environment for the customers, patrons, and tenants of these parcels.

The District's Branding program will include the maintenance of the website and social media site with information and videos promoting the District, a newsletter promoting the District and its businesses, wayfinding signage to help visitors to the District, flyers and brochures

promoting the district, and multiple business development and cultural events per year. Individually assessed commercial and industrial parcels within the boundaries of the District will especially benefit from the Branding program through an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity and an overall increase in District activity. Individually assessed government, non-profit, and residential parcels within the boundaries of the District will not receive special benefit from the Branding program and will not be assessed for it.

The aforementioned program special benefits are particular and distinct to each and every assessed parcel within the District and are not provided to non-assessed parcels outside of the District. The City of Los Angeles does not provide these supplemental programs, services or improvements. The very nature of the purpose of this District is to fund supplemental programs, improvements and services to assessed parcels within the BID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All special benefits derived from the assessments to be levied on assessed parcels within the District are for services, programs and improvements directly benefiting each individual assessed parcel within the District. No District funded services, activities or programs will be provided outside of the District boundaries. In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided for assessed parcels within the boundaries of the District. Specifically, Safety Ambassador patrols, Streetscape Services personnel, and similar service providers employed in connection with the District will only patrol and provide services on the streets and sidewalks within the District, and will not provide services outside of District boundaries. Nor will District promotional efforts promote activities outside of District boundaries.

While every attempt is made to provide District services and programs to confer benefits only to those identified assessed parcels within the District, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the District, or “spillover” onto parcels surrounding the District, or to the public at large who might be passing through the District with no intention of transacting business within the District or interest in the District itself.

The total improvement and activity plan budget for 2019 is \$451,204.08. Of the total budget, special benefit to parcels within the District totals \$441,000.00 and is funded by property

assessments. General benefit from the District budget is calculated to be \$10,204.00 and is not funded by assessment revenue from District parcels.

The Proposed Management District Service Plan budget is made up of the following components:

**CLEAN AND SAFE PROGRAM** **\$306,938.78 (68.0%)**

In order to consistently deal with cleaning issues, a District Cleaning Program will continue the work that is has for the past be eleven years. The Clean Team program budget for each zone can be found in the chart on page 18. Basic cleaning services, such as trash pickup and removal from the district, landscape service, equipment expense and administration area delivered. The clean team will only provide service to assessed parcels within the District boundaries. In order to consistently deal with cleaning issues, a multi-dimensional approach has been developed consisting of the following elements:

- **Sidewalk Cleaning:** Uniformed, radio equipped personnel will sweep litter, debris and refuse from sidewalks, along fence lines in the public right of way, and gutters of the assessed parcels in the District. District personnel may also pressure wash the sidewalks.
- **Trash Collection:** Personnel will collect trash from sidewalk trash canisters.
- **Graffiti Removal:** District personnel will remove graffiti from the assessed parcels in the District by painting, using solvent and pressure washing. The District maintains a zero tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays. Graffiti will also be removed.
- **Weed Abatement:** Weeds are removed as they become unsightly or as needed.
- **Special Collections:** District trucks are often called to dispose of illegal food vendors' inventory. They are also dispatched to collect shopping carts and large bulky items illegally dumped in the District.
- **Landscape Maintenance:** Landscape maintenance is an important program that works to attract increased customers to the district. Landscape maintenance includes maintaining tree wells and weed abatement.
- **Monitoring of under construction and/or vacant parcels:** Parcels that are under construction and/or vacant within the BID will be monitored for maintenance and security problems. For example, a broken security fence allowing access to the site would be reported to the property owner.



Safe program elements would include community ambassador services designed to help create a welcoming environment throughout the district. The four primary roles for the community ambassadors will be to:

1. **ENGAGE:** Be present throughout the District and engage patrons to share information and to connect them with District Businesses. Visit District properties and businesses to document their service needs and keep them informed about District matters.
2. **INFORM:** Distribute information about the district, its businesses and community events.
3. **REPORT:** Observe and report incidents to the Los Angeles Police Department.
4. **DOCUMENT:** Collection of information to facilitate business and economic development of the district and documenting matters that need to be reported to other agencies such as street repairs to 311, graffiti and street cleaning needs to the clean team and the location of homeless persons to the homeless outreach team.

The special benefit to individual assessed parcels in the District from these services is increased commercial activity which directly relates to increases in customer usage.

#### **MARKETING \$40,928.57 (9.1%)**

It is important to not only provide the services needed in the District, but to tell the story of improvement in the District. The web site will contain a section that lists each business within the District. The special benefit to District parcels from the web site is an increased awareness of the businesses within the district and their individual offerings which attracts new customers to the District businesses and provides an increase in commercial activity which directly relates to increases in lease rates and enhanced commerce. The quarterly newsletter provides a special benefit to District assessed parcels by an increasing the awareness of the success of District programs, providing updates on District issues such as crime statistics and communicating the continued improvement in the economic environment of the District to each of the individually assessed District parcels. The special benefit from the communication and media relation programs is an increase in lease rates, tenant occupancy, and commercial activity. Some of the communication/economic development programs being considered are:

- Image and Communication programs, newsletters, collateral materials, website development to support local businesses, and District programs.
- Public and Media Relations.
- Development of Greater Leimert Park Village/Crenshaw Corridor Business Improvement District branding elements.

**MANAGEMENT/RESERVE/CITY FEES \$52,183.67 (11.6%)**

The improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District's services which are delivered seven days a week. Management staff actively works on behalf of the District parcels to insure that City and County services and policies support the District. Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. Included in this item are management labor, office expense and organizational expenses such as insurance and the cost to conduct a yearly financial review. A well-managed District provides necessary BID program oversight and guidance that produces higher quality and more efficient programs. The special benefit to assessed parcels from these services is an increased likelihood of improved lease rates and tenant occupancy because of an increase in commercial activity, an increase in customers and an increase in residential serving businesses in part due to the work of the management staff as stated above. Also included in this budget item are City fees to collect and process the assessments. The administration/reserve/city fees budget for each zone can be found in the chart on page 18.

**OPERATING CONTINGENCY \$51,153.06 (11.3%)**

To cover the cost of uncollected funds, reports and none budgeted additional fees and costs.

**IV. Proposed Multi-Year Budget 2019 through 2023**

The total improvement and activity plan budget for 2019 is projected to be \$451,204.08. Actual service hours and frequency of the budget components may vary over the 5-year life of the District based on feasibility and in order to match varying District needs. A detailed operation deployment plan for 2019 is available from the BID Manager.

A projected five-year operating budget for the District is provided below. The projections are based upon the following assumptions:

- Assessments will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. The actual amount of increase will be determined by the Board, with input from the Board Advisory Committee for the BID, and will vary between 0% and 5% in any given year. Any change will be approved by the Board and submitted to the City within its annual planning report. The projections below illustrate a maximum 5% annual increase for all budget items.
- The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to

continue the intended level of programs and services. The Board shall have the right to reallocate up to 10% by line item within the budgeted categories. Any change will be approved by the Board, with input from the Board Advisory Committee for the BID, and submitted to the City of Los Angeles within its annual planning report. Pursuant to Section 36650 of the California Streets and Highways Code, the overall budget shall remain consistent with this Management District Plan.

- Any annual budget surplus will be included into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses that are carried forward. District funds may be used to fund the cost of renewing the District. Funds from an expired District shall be rolled over into the new District if one is established, or returned to the property owners if one is not established, in accordance with the Streets and Highways Code section 36671. If an error is discovered on a parcel's assessed footages, the District may investigate and correct the assessed footages after confirming the correction with the L.A. County Assessor Data and City Clerk's office. The correction may result in an increase or decrease to the parcels assessment.

### 5 Year Budget Projections

| Budget Item           | 2019 | 2020 | 2021 | 2022 | 2023 |
|-----------------------|------|------|------|------|------|
| Clean Streets         |      |      |      |      |      |
| Enhanced Safety       |      |      |      |      |      |
| Marketing             |      |      |      |      |      |
| Management            |      |      |      |      |      |
| Contingency           |      |      |      |      |      |
| <b>Total Budget</b>   |      |      |      |      |      |
| Assessment Revenues   |      |      |      |      |      |
| Other Revenues        |      |      |      |      |      |
| <b>Total Revenues</b> |      |      |      |      |      |

|              | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------|------|------|------|------|------|
| Zone 1       |      |      |      |      |      |
| Zone 2       |      |      |      |      |      |
| Zone 3       |      |      |      |      |      |
| <b>Total</b> |      |      |      |      |      |

\* Assumes 5% yearly increase for all budget items.

## V. Assessment Methodology

Individual assessable parcels shall be assessed according to each parcel's proportionate special benefit derived from the services provided to that parcel. Each parcel pays 100% of the special benefit derived by the individual parcel. Special circumstances such as a parcel's location within the District area and need and/or frequency for services are carefully reviewed relative to the specific and distinct type of programs and improvements to be provided by the District in order to determine the appropriate levels of assessment. For a further definition of special benefits see the **Engineer's Report page \_\_\_\_**.

The methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District are Street Front Footage and Assessable Square Footage (lot square footage + building square footage) as the two assessment variables. In order to determine which elements will be a part of the assessment methodology it begins with an analysis of the building types and development types within a district. The building types within this district vary from one story commercial buildings to multi-story office and mixed use commercial buildings. The use of building square footage as one of the assessment variables addresses the need to spread the assessments equitably in a district that has such a wide variable of density on a parcel.

To further determine which elements will be a part of the assessment methodology there must be an analysis of the parcel sizes and variations in parcel size within the district. This District does not have a consistent parcel size throughout the District. The parcels vary from small commercial parcels with one small building to large parcels with multitenant office and mixed use commercial developments. The use of lot size as one of the assessment variables address the need to spread the assessments equitably in a district that has such a wide variable in lot size. Street front footage was also used as an assessment variable in this District. Street front footage is relevant to the need for services along streets, sidewalks and building fronts. The use of each parcel's assessable lot square footage, building square footage and street front footage is the best measure of benefit for the programs because the intent of the District activities is to improve the safety of each individual parcel, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels within the District, in other words to attract more customers, clients and or employees.

Street Front Footage Defined: Street Front Footage is defined as the front footage of a parcel that fronts a public street. Properties are assessed for the street frontage on the street on which the building's main entrance is located. Properties with more than one street frontage such as corner lots or whole block parcels are assessed only for the street frontage on the street on

which the building's main entrance is located. Linear frontage footage was obtained from the County Assessor's parcel maps.

Assessable Square Footage Defined (zone 1 & zone 2): Assessable Square Footage is defined as the lot square footage + the building square footage of a parcel. Lot square footage is defined as the total amount of area within the borders of the parcel. The borders of a parcel are defined on the County Assessor parcel maps. Building square footage is defined as gross building square footage as determined by the outside measurements of a building. In zone 1 and zone 2, assessable square footage is defined as lot square footage + building square footage.

Assessable Square Footage Defined (zone 3): In zone 3, assessable square footage is defined as just lot square footage. Lot square footage is defined as the total amount of area within the borders of the parcel.

### **Benefit Zones**

The State Law and State Constitution Article XIIID require that special assessments be levied according to the special benefit each parcel receives from the improvements. In order to match assessment rates to benefits, three benefit zones have been created within the District. The levels of appropriate service delivery within each zone were determined by analyzing current service delivery needs, pedestrian activity, population density and projecting future needs over the term of the District in order to produce a common level of cleanliness throughout the District. Each zones assessment rate was calculated by determining the expense for the services provided in that area and then spreading the expenses over the total assessable footage for that Zone.

Zone 1 streets are streets within Leimert Park Village with high concentrations of pedestrian activity and will receive a different level of special benefit in the form of increased frequency of sidewalk sweeping and cleaning. Zone 1 service includes sidewalk sweeping, trash collection, graffiti removal, and pressure washing. Zone 2 streets are also major streets and have different pedestrian use patterns than the Zone 1 streets, with less pedestrian activity. Zone 2 streets require a different frequency of sidewalk services to match the different use patterns. Zone 2 service includes sidewalk sweeping, trash collection, graffiti removal, and pressure washing. Zone 1 and 2 are assessed on street front footage and assessable square footage (made up of building square footage + lot square footage). Zone 3 streets are around the perimeter of the Crenshaw/Baldwin Hills Mall and have the lowest frequency of pedestrian use in the District because business activity occurs inside the mall, rather than at street level. The level of cleaning on these streets is less due to existing Crenshaw/Baldwin Hills Mall maintenance. Zone 3 streets require a different frequency of cleaning services to match the different use pattern. Zone 3

service includes only trash collection and graffiti removal. Zone 3 parcels are assessed on street front footage and assessable square footage (made up of lot square footage only). All zones receive trash collection and graffiti removal six days a week. Zone 1 streets receive sidewalk sweeping 6 days a week, Zone 2 streets receive sidewalk sweeping 3 days a week, and Zone 3 streets receive no sidewalk sweeping.

#### Calculation of Assessments

The proportionate special benefit derived by each identified assessed parcel shall be determined in relationship to the entirety of benefit provided by the services. The proposed services are narrowly defined to confer a particular and distinct benefit to the assessed parcels within the district. Each of the assessed parcels in the district participates in the special benefits from the parcel-specific clean, safe, and beautiful and marketing programs. Due to the proportionate special benefits received by these parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received. Only special benefits are assessed and these benefits must be separated from any general benefits. The Engineer's report has calculated that 4.49% of the programs provided by the District provide general benefit. Assessment revenue cannot be used to pay for general benefits. (See page \_\_ of the Engineer's Report, complete copies are available in the BID office for discussion of general and special benefits)

#### Government Parcels

Individually assessed parcels that are owned by a unit of government do not receive special benefit from the District's Marketing programs, which consist of a quarterly newsletter and web site, and are designed to provide special benefit to the District's mix of retail, restaurant, art, office, parking and mixed use commercial uses in the form of attracting commercial customers to these uses. The City of Los Angeles parcels are a public park, parking lots, senior housing, vacant land and an empty building. These parcels will not specially benefit from District marketing programs which are designed to increase awareness of the Historic Leimert Park District and increase commerce to the historic commercial businesses within the District boundary. The Los Angeles Department of Water and Power parcel is a billing paying office and will not specially benefit from District marketing programs which are designed to increase awareness of the Historic Leimert Park District and increase commerce to the historic commercial businesses within the District boundary. The Community Redevelopment Agency of the City of Los Angeles parcels are vacant land and a vacant building and will not specially benefit from District marketing programs which are designed to increase awareness of the Historic Leimert Park District and increase commerce to the historic commercial businesses within the District boundary. The Los Angeles County Metropolitan Transportation Authority parcels are rail lines and rail stations with parking lots building and will not specially benefit from

District marketing programs which are designed to increase awareness of the Historic Leimert Park District and increase commerce to the historic commercial businesses within the District boundary. The Los Angeles Unified School District parcel is a career training center building and will not specially benefit from District marketing programs which are designed to increase awareness of the Historic Leimert Park District and increase commerce to the historic commercial businesses within the District boundary. The Los Angeles County parcel is a Probation Department building and will not specially benefit from District marketing programs which are designed to increase awareness of the Historic Leimert Park District and increase commerce to the historic commercial businesses within the District boundary.

Government parcels are not commercial in nature and do not benefit from increased commercial customers and will not be assessed for the cost of those programs. Individually assessed parcels that are owned by a unit of government will receive special benefits from the Clean Streets, Enhanced Safety, and Administration programs. These parcels will receive special benefit from these programs with increased use which directly relates to fulfilling their public service mission.

#### **PROPERTY QUANTITIES FOR YR 1 – 2019**

| <b>FORMULA FACTOR</b>                | <b>ASSESSABLE QUANTITY</b> |               |               |
|--------------------------------------|----------------------------|---------------|---------------|
|                                      | <b>Zone 1</b>              | <b>Zone 2</b> | <b>Zone 3</b> |
| Non Gov Building Area – Sq. Ft.      |                            |               |               |
| Non Gov Lot Area – Sq. Ft.           |                            |               |               |
| Non Gov Assessable Area (lot + bldg) |                            |               |               |
| Non Gov Frontage - Ln. Ft.           |                            |               |               |
| Gov Building Area – Sq. Ft.          |                            |               |               |
| Gov Lot Area – Sq. Ft.               |                            |               |               |
| Gov Assessable Area (lot + bldg)     |                            |               |               |
| Gov Frontage - Ln. Ft.               |                            |               |               |

#### **PROPOSED YEAR 1-2019 ANNUAL ASSESSMENT RATES**

|                       | <b>Zone 1</b> | <b>Zone 2</b> | <b>Zone 3</b> |
|-----------------------|---------------|---------------|---------------|
| <b>Non Government</b> |               |               |               |
| Assessable Sq Footage |               |               |               |
| Frontage              |               |               |               |
| <b>Government</b>     |               |               |               |
| Assessable Sq Footage |               |               |               |
| Frontage              |               |               |               |

## Calculation Formula:

Total Street Front Footage X Appropriate Zone Rate = Parcel Street Front Footage Assessment

Total Assessable Square Footage X Appropriate Zone Rate= Parcel Assessable Square Footage Assessment

## Calculation Example:

Non Government Parcel is a corner lot with 50 feet of front footage on a Zone 1 street on which the building's main entrance is located, and 10,000 feet of assessable square footage on a Zone 1 street.

|                         |                        |              |
|-------------------------|------------------------|--------------|
| Street Front Footage    | 50 feet X \$14.7481    | = \$737.41   |
| Assessable Sq Footage   | 10,000 feet x \$0.0790 | = \$790.00   |
| Total Parcel Assessment |                        | = \$1,527.41 |

## Maximum Assessment Rates

**YR 1-5 (2019 & 2023) Maximum Assessment Rates**  
**(assumes 5% maximum annual increase)**

| ASSESSMENT FACTOR     | 2019 | 2020 | 2021 | 2022 | 2023 |
|-----------------------|------|------|------|------|------|
| <b>Zone 1</b>         |      |      |      |      |      |
| <b>Non Government</b> |      |      |      |      |      |
| Assessable Sq Footage |      |      |      |      |      |
| Front Footage         |      |      |      |      |      |
| <b>Government</b>     |      |      |      |      |      |
| Assessable Sq Footage |      |      |      |      |      |
| Front Footage         |      |      |      |      |      |
|                       |      |      |      |      |      |
| <b>Zone 2</b>         |      |      |      |      |      |
| <b>Non Government</b> |      |      |      |      |      |
| Assessable Sq Footage |      |      |      |      |      |
| Front Footage         |      |      |      |      |      |
| <b>Government</b>     |      |      |      |      |      |
| Assessable Sq Footage |      |      |      |      |      |
| Front Footage         |      |      |      |      |      |
|                       |      |      |      |      |      |
| <b>Zone 3</b>         |      |      |      |      |      |
| <b>Non Government</b> |      |      |      |      |      |
| Assessable Sq Footage |      |      |      |      |      |



|                       |          |          |          |          |          |
|-----------------------|----------|----------|----------|----------|----------|
| Front Footage         |          |          |          |          |          |
| <b>Government</b>     |          |          |          |          |          |
| Assessable Sq Footage | \$0.0000 | \$0.0000 | \$0.0000 | \$0.0000 | \$0.0000 |
| Front Footage         | \$0.0000 | \$0.0000 | \$0.0000 | \$0.0000 | \$0.0000 |

### **Future Development**

As a result of continued development, the District may experience the addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. The modification of parcel improvements assessed within the District may then change upwards or downwards the amount of total footage assessment for these parcels, pursuant to Government Code 53750. The assessment will be prorated to the date they receive the temporary and/or permanent certificate of occupancy. Any change in assessment formula methodology or rates other than as stipulated in this Report would require a new State mandated ballot procedure in order to approve any such changes.

### **Time and Manner for Collecting Assessments**

As provided by State law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. The Los Angeles City Clerk's office may direct bill the first years assessment for all property owners and will direct bill any property owners whose special assessment does not appear on the tax rolls.

The assessments shall be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Los Angeles. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax.

However, assessments may be billed directly by the City for any fiscal year of operation and then by the County for subsequent years. Any delinquent assessments owed for a year for which the City billed will be added to the County property tax roll for the following year. The "property owner" means any person shown as the owner on the last equalized assessment roll or otherwise known to be the owner by the City.

### **Disestablishment**

California State Law Section 36670 provides for the disestablishment of a District. Upon the termination of this District any remaining revenues shall be transferred to the renewed District, if one is established, pursuant to Streets and Highways Code Section 36660 (b). Unexpended funds will be returned to property owners based upon each parcels percentage contribution to the total year 2014 assessments if the District is not renewed.

## **Bond Issuance**

The District will not issue Bonds.

## **VI. Publicly Owned Parcels**

Publicly owned parcels and facilities within the District will be assessed based on the special benefits conferred to those individual parcels. In the case of individual assessed publicly owned parcels, District funded programs and services are designed to provide safer and enhanced facilities for their employees, students, visitors, vendors and users of these public facilities. The special benefit to government assessed parcels from these services is an increase in District customers that follow from having a cleaner and safer area. Publicly owned and occupied parcels will receive special benefit from the District's Clean Team Program, Enhanced Safety Program, and Administration. Publicly owned and occupied parcels will not receive special benefit from the District's Marketing programs, which are designed to provide special benefit to commercial and residential properties, and will not be assessed for these programs.

Public owned parcels will receive special benefit in the form of increased use of the public facilities which directly relates to fulfilling their public service mission. Article XIII D of the California Constitution was added in November of 1996 to provide for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency ... shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." Below is a list of the publicly owned parcels and their respective assessments.

## **VII. Proposed District Implementation Time Table**

The District is expected to be established and begin implementation of the Management District Plan on January 1, 2019. The District will have a 5-year life, ending December 31, 2023.

## **VIII. District Governance**

A non-profit organization BID Manager exists to administer the BID. The BID Manager is tax-exempt under section 501(c)(3) of the Internal Revenue Code, is organized and operated exclusively for exempt purposes set forth in section 501(c)(3), and none of its earnings will inure to any private shareholder or individual. In addition, the BID Manager is not an action organization, i.e., it may not attempt to influence legislation as a substantial part of its activities and it may not participate in any campaign activity for or against political candidates.

The BID Manager has created a governing Board of Directors. The Board of Directors will provide strategic leadership, including setting direction, making policy and strategy decisions, overseeing and monitoring organizational performance, and ensuring overall accountability.

State Law establishes a framework for District governance with City Council oversight and local, private sector management as described below:

Consistent with property business improvement district (PBID) legislation throughout the nation, California's "Property and Business Improvement District Law of 1994" establishes a District governance framework that allows parcel owners who pay assessments to determine how the assessments are used. Presently, the following components are required within a District's governing structure:

- (A) Management Organization: To deliver day-to-day services, the City of Los Angeles will enter into a contract with a private sector management organization, referred to herein as the "BID Manager." The management organization implements the programs and its administrative functions relative to managing the District are financed by parcel assessments. If the management organization does not perform and provide a level of service that is acceptable to the City Council then the contract may be terminated and an alternative management organization can be selected.
- (B) The BID Manager may be an existing or newly formed nonprofit entity. The BID Manager will be a private entity, governed by a Board of Directors and created pursuant to its adopted Bylaws. Notwithstanding this, the BID Manager will observe the requirements of the Ralph M. Brown Act that establishes standards for public

meetings and the California Public Records Act that establishes standards for maintaining public records concerning District operations. Among its other responsibilities, the BID Manager will prepare an annual report with respect to District operations as required by Section 36650 of the State Law. The BID Manager may consider appeals of parcel assessments for appropriate adjustment.

(C) Professional Staff

The Board of Directors of the BID Manager will employ an Executive Director whose duty it is to implement all of the improvements, services, and activities; and, to supervise all subordinate District staff on a day-to-day basis. The Executive Director is responsible to the Board of Directors through their policy direction and budgets. The professional staff is charged by the Board of Directors with a mission of performing administrative functions in the most efficient and effective manner possible. At times, District assessment payers may have conflicting needs or desires that may not be clearly determined by the Board of Directors. In such circumstances, staff should refer such choices to the Board of Directors for decisions.

**IX. Parcel Number Assessment Roll**

**Attachment A - Engineer's Report**